



November 16, 2006

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Brett McGuire
Pledge of Allegiance Tony Atkins
Quorum Chairman Sprague
Approval of Minutes for November 2, 2006 Chairman Sprague
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague

Old Business

Text Amendment Staff

1. **Node Protection Overlay Districts (NPOD)** [Ordinance No. 06-08] [Staff Report]
2. **Belair Road / Columbia Road Node Overlay** [Ordinance No. 06-10] [Staff Report]
3. **Evans-To-Locks / Fury's Ferry Road Node Overlay** [Ordinance No. 06-09] [Staff Report]

New Business

Final Plat Staff

4. **Wilkins Subdivision**, Wilkins Road off of Wrightsboro Road, Zoned R-1 & M-1, 4 lots, 96.07 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]
5. **Harris Ridge II**, Wrightsboro Road, Zoned T-R, 114 units, 18.13 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]
6. **High Meadows Sections A-D & G final plat and PUD narrative revision**, Chamblin Road, Zoned PUD, 215 lots and 23 units, 73.48 acres, *Commission District 3*. [Map] [Narrative] [Site Plan] [Staff Report]

Preliminary Plat Staff

7. **Fort Augusta Street Extension**, Zoned PUD, 2.59 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Rezoning Staff

8. **RZ 06-11-03**, Rezone Tax Map 059 Parcel 027, 27 acres located at the intersection of William Few Parkway and Clanton Road, from R-A to S-1. *Commission District 3*. [Application] [Map] [Site Plan] [Staff Report]
9. **RZ 06-11-04**, Rezone Tax Map 081A Parcel 045, 1.01 acre located at 3940 Old Fury's Ferry Road from R-2 to S-1. *Commission District 1*. [Application] [Map] [Site Plan I] [Site Plan II] [Staff Report]

Text Amendment Staff



November 16, 2006

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

10. Zoning Code Text Amendment to Section 90-97, List of Permitted Uses, to add as item number (81) the use "Wireless Telecommunication Facilities." [Staff Report]

Staff Comments **Staff**

Public Comments..... **Chairman Sprague**

Adjourn **Chairman Sprague**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: November-December 2006

Board/Commission	Date	Time	Location
Planning Commission	November 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2006	3:30 PM	Evans Government Center Auditorium
Board of Commissioners	December 5, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	December 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	December 18, 2006	3:30 PM	Evans Government Center Auditorium
Board of Commissioners	December 19, 2006 CANCELLED	6:30 PM	Evans Government Center Auditorium
Planning Commission	December 21, 2006	6:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, December 5, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, December 1, 2006** to place their name on the agenda for presentation.



NODE PROTECTION OVERLAY DISTRICT

Node Protection Overlay District

Chapter	90 (Zoning)
Recommended Roads	

Summary and Recommendation

This amendment to the zoning ordinance may be referred to as the **enabling** legislation for the node protection overlay districts (NPOD). These provisions empower the county to enact a NPOD, but do not specify a specific location for a NPOD. The actual placement of a NPOD at a specific location must be done by a separate ordinance, and there are two such ordinances on the agenda with this enabling legislation.

This enabling ordinance states the purpose of the NPOD:

“encourage the creation of a nodal area with a unique identity, to establish design guidelines for all development within the nodal area, to ensure compatibility of commercial development within the node as well as with nearby residential development, to reflect regional styles, to create human scaled architecture and outdoor spaces, to promote pedestrian and bicycle access to the nodal area as well as improving vehicular access and to protect public health, safety and welfare through the preservation and aesthetic enhancement of the county’s nodal areas.”

It defines a node:

“A ‘node’ is defined as the area designated by the Board of Commissioners which surrounds the intersection of two roads usually classified as primary arteries where concentrations of certain types of commercial, professional and in some cases residential development activity are desirable. This is designed to be a concentrated activity center for the location of more intense land uses thereby protecting abutting neighborhoods from such uses, lessening sprawl and making the most efficient use of infrastructure which serves the area.”

The ordinance stipulates that when a node is established at a specific location by ordinance, the design provisions and other regulations specific to that location shall govern. This ordinance further states that if a NPOD is applied to properties that already are under a corridor protection overlay district (CPOD), the CPOD is lifted and the NPOD regulations take effect. In the two ordinances being considered with this enabling ordinance – the ordinances for the Belair/Columbia and Evans to Locks/Fury’s Ferry intersections – corridor overlays do already apply and would be superseded by the node protection overlays.

Finally, the enabling ordinance contains provisions for allowing variations when:

“the Planning Commission finds that the variations permitted will not materially alter the unique identity and character of the NPOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the NPOD or otherwise materially adversely affect the appearance or environment of the NPOD.”

ORDINANCE NO. 06-08

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA ADDING TO CHAPTER 90, ZONING, OF THE CODE OF ORDINANCES, A NEW SECTION UNDER ARTICLE III, COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL, PLANNED UNIT DEVELOPMENT AND PLANNED DEVELOPMENT DISTRICTS TO BE DESIGNATED AS SECTION 90-100, NODE PROTECTION OVERLAY DISTRICT; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to establish Node Protection Overlay Districts ("NPOD") to be imposed as the Board of Commissioners shall determine at various nodes within the unincorporated area of Columbia County to encourage the creation of nodes with a unique identity and to protect public health, safety and welfare through the preservation of the County's nodal areas;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Addition of Section 90-100. There is hereby added to the Code of Ordinances of Columbia County, Georgia as part of Chapter 90, Zoning, Article III, Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, a new section to be designated as Section 90-100 reading as follows:

Sec. 90-100. Node Protection Overlay District

(a) A Node Protection Overlay District (NPOD) can be established to provide for and encourage the creation of a nodal area with a unique identity, to establish design guidelines for all development within the nodal area, to ensure compatibility of commercial development within the node as well as with nearby residential development, to reflect regional styles, to create human scaled architecture and outdoor spaces, to promote pedestrian and bicycle access to the nodal area as well as improving vehicular access and to protect public health, safety and welfare through the preservation and aesthetic enhancement of the county's nodal areas. The adoption of standards in an NPOD for design, construction, screening, landscaping and aesthetics is necessary to ensure that future development will not degrade the character of these nodal areas and will maintain or enhance the aesthetics and function of these nodal areas and their ability to serve as cultural assets for the residents and visitors of Columbia County. Urban design features such as lighting, coordinated signage, street

furniture and landscaping should be used to provide visual cues that tie a nodal area together. The intent of the design review process is to assure respect for the character, integrity and quality of the built environment of a NPOD; it is not intended to stifle compatible innovative architecture within the designated style of design or beneficial economic development. A “node” is defined as the area designated by the Board of Commissioners which surrounds the intersection of two roads usually classified as primary arteries where concentrations of certain types of commercial, professional and in some cases residential development activity are desirable. This is designed to be a concentrated activity center for the location of more intense land uses thereby protecting abutting neighborhoods from such uses, lessening sprawl and making the most efficient use of infrastructure which serves the area.

(b) Property located in an NPOD shall be subject to the requirements, restrictions and limitations for the zoning district in which each property is located subject to modifications made thereto by the requirements, restrictions and limitations set forth for the NPOD.

(c) Property located in a NPOD also shall be subject to such requirements, restrictions and limitations as the ordinance creating that NPOD shall specify. In the event that any property located within an NPOD is also located within a Corridor Protection Overlay District (“CPOD”) pursuant to Section 90-99 of this code, the provisions applicable to the NPOD shall apply to the property and the provision of the CPOD shall not apply to the property.

(d) In order not to stifle compatible innovative architecture or beneficial economic development, the Columbia County Planning Commission may review site plans, building plans and landscape/tree protection plans for any project in a NPOD which do not meet the applicable standards and requirements, and may approve variations from those standards and requirements if the Planning Commission finds that the variations permitted will not materially alter the unique identity and character of the NPOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the NPOD or otherwise materially adversely affect the appearance or environment of the NPOD. Prior to approving such a variation, the Columbia County Planning Commission shall hold a public hearing advertised in the same manner as a public hearing for a variance application under section 90-179(c) of this chapter. Any person who appears at such public hearing and supports a position contrary to the actions taken by the Planning Commission may appeal the action of the Planning Commission to the Board of Commissioners of Columbia County by filing a written notice of such appeal with the clerk of the Board of Commissioners and the Director of the Columbia County Planning and Development Services Division. The notice of appeal must be so filed within seven days of the date of the

meeting at which the Planning Commission voted to take the action being appealed from. The Board of Commissioners shall hear such appeal at a regular or special meeting within 30 days of the date the notice of appeal is filed. The action of the Board of Commissioners shall be final.

(e) The Board of Commissioners may create one or more NPODs within the unincorporated area of Columbia County by adopting an amendment or amendments to this section describing the boundaries of the NPOD being created, giving the NPOD a name, setting out any requirements, restrictions and limitations which shall apply to that NPOD and directing that the NPOD be shown by its designated name on the then-current official zoning map of Columbia County.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

ADOPTED _____, 2006, following approval on a first and second reading.

BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]



BELAIR ROAD / COLUMBIA ROAD PROPOSED NODE OVERLAY

Intersection of Belair Road and Columbia Road

Chapter	90 (Zoning)
Recommended Roads	Belair Road and Columbia Road

Summary and Recommendation

Staff recommends approval of the design standards for the Belair Road/Columbia Road intersection.

Columbia County initiated the process of creating design standards for two nodes or intersections that are developing into Tier II commercial nodes. The intent is to have design standards in place for all the active or emerging Tier I and Tier II commercial nodes, the larger two categories of commercial concentration. Both active Tier I nodes, Evans and Martinez, are regulated by either the Evans town center provisions or the design standards established for the Martinez redevelopment effort.

Three Tier II nodes are either active or emerging. The Tier I node at Greenbrier is emerging and the area is zoned PUD. Its design standards will be articulated and regulated through the PUD overlay provisions. The other two Tier II nodes, Belair Road/Columbia Road and Evans-to-Locks/Fury's Ferry Road, are being addressed through the node overlays being considered at this public hearing.

The design standard for Belair Road/Columbia Road is "traditional southern vernacular," a style of architecture that is very common to southern downtowns and is well illustrated by the building styles in downtown Augusta, Athens and many other Georgia cities. The style emphasizes the use of parapet façade walls, with the use of cornices, columns, pilasters, awnings and arcades to give variation and character to the buildings. The design provisions prescribe façade, window and roof treatments required to portray the traditional southern vernacular motif.

The node overlay design prescribes site design standards to establish well landscaped pedestrian areas along streets as well as leading from streets and parking areas to sidewalk areas (promenades) along the fronts of commercial buildings. The design standards prescribe landscaping, buffering, signage and street furniture and fixture requirements as well.

The design standards were developed by the consultant EDAW working with a citizen advisory committee. The consultant met with the committee to gain insight into the character of each intersection area, and any initial feedback from the committee. The Belair/Columbia committee felt that the overlay should extend in all four directions nearly the same distance as possible. This distance was established at 2,100 feet from the intersection. One additional meeting was held to provide to the committee the consultant's recommendations. The Belair/Columbia committee provided some comments regarding the design standards, but were generally in agreement with the consultant's recommendations.

ORDINANCE NO. 06-10

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING SECTION 90-100 OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY, GEORGIA TO ADD THERETO SUBSECTION (f)(2) CREATING THE BELAIR/COLUMBIA NODE PROTECTION OVERLAY DISTRICT, TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to amend Sections 90-100 of the Code of Ordinances of Columbia County to create the Belair/Columbia Node Protection Overlay District (the "Belair/Columbia NPOD") in accordance with the provisions of Section 90-100;

WHEREAS, the Board finds that the area surrounding the intersection of Belair Road and Columbia Road is developing into an area of concentration of commercial uses to the extent that it is in the best interests of the general welfare of the public that it be designed to be a concentrated activity center for the location of more intense land uses; and

WHEREAS, the Board finds that it would be in the best interest of the general welfare to establish design guidelines for the Belair/Columbia NPOD to ensure compatibility of its development, to improve the market image and establish a unique style and character of the Belair/Columbia NPOD, to improve pedestrian, bicycle and vehicular access, to preserve and enhance the aesthetics within the Belair/Columbia NPOD, to create clear transitions between the commercial area and the surrounding residential neighborhoods and to create a gateway to Columbia County from the Interstate 20/ South Belair Road interchange;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Belair/Columbia Node Protection Overlay District There is hereby adopted a new subsection to Section 90-100 of the Code of Ordinances of Columbia County, Georgia which shall be designated subsection 90-100 (f) (2) and shall read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

[Signatures on the Following Page]

ADOPTED _____, 2006, following approval on a first and second reading.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

Exhibit “A”

Section 90-100(f)(2). There is established the Belair/Columbia Node Protection Overlay District (“Belair/Columbia NPOD”) which shall be subject to all of the provisions of this Section 90-100. The boundaries of the Belair/Columbia NPOD and the land included therein shall be as shown on a map of the Belair/Columbia Node Protection Overlay District prepared by the Planning and Columbia County Development Services Division dated October____, 2006, which is incorporated herein by reference and which shall be incorporated into the then current Official Zoning Map of Columbia County, which is also incorporated herein by reference. If a tract of land which is in the Belair/Columbia NPOD is combined with a tract of land which is not in the Belair/Columbia NPOD, the entire combined tract shall automatically be included in the Belair/Columbia NPOD except for any portion of such combined tract which is located in any of the single-family residential zoning districts. Any buildings, structures, signs or uses in the Belair/Columbia NPOD which existed on _____, 2006 which are not in conformance with the requirements for the Belair/Columbia NPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter. The properties within the Belair/Columbia NPOD shall be subject to the following requirements, restrictions and limitations:

A) Architectural Style

The architectural style for the Belair/Columbia NPOD is Traditional Southern Vernacular. This style reflects native styles and local architectural models are found in historic town centers such as downtown Augusta or Athens. Buildings would be no more than 50 feet wide with variations in massing, height, material, and façade ornamentation used to break up large buildings so they appear as a series of smaller buildings. Features of southern vernacular commercial architecture:

- I. Parapet walls
- II. Cornice lines at top of facade
- III. Decorative patterns in brick arrangements or by using varied materials
- IV. Columns or pilasters
- V. Store front windows
- VI. Awnings
- VII. Arcades

B) Materials

Materials shall be traditional construction materials such as brick, stone, stucco, or natural wood. Materials that are not permitted include metal, composites, plastics, and vinyl or aluminum siding. Metal may be used for roofing materials.

C) Colors

Colors are required to reflect traditional materials. Predominantly neutral and earth tones reflecting traditional materials are recommended, with trim colors usually in a white or black. No more than three colors may be used for each facade.

D) Massing, Scale, and Height

Human-scale details are encouraged. Human-scale detail can be provided by the use of smaller scale windows and doors. Patterns of brick or patterns of materials create additional detailing. Variations in material or design at the top and bottom of columns also provide visual detail. Cornice lines and other horizontal lines provide a variation in material and color as well. To create a human-scale, large buildings must be broken into smaller masses. At the same time, buildings must have sufficient height to create an architectural presence.

- I. Every building must have a change in height and setback every 50 feet minimum. Usually these changes should occur along with changes in the façade materials.
- II. Storefronts wider than 70 feet must have a height element, a piece of the building that is higher than other surrounding pieces. Usually this height element should be in the center of the building, though it may also be placed at the corner.
- III. The minimum height of the highest point on the facade must be 18 feet, while the minimum average height for the facade must be at least 15 feet.
- IV. The use of parapet walls is encouraged to hide utilities located on the roof.
- V. The maximum height for all buildings is 55 feet.

E) Facades, Side, and Rear

Human-scale detail and variation must be used to make facades interesting and inviting. Facades must be detailed and varied through the use of windows, doors, awnings, materials, height and pattern. The rear and sides of a building may be less detailed so long as they are not visible from the public right-of-way or other private properties.

- I. The facade must vary a minimum of every 50 feet with a change of material, height, or decorative pattern.
- II. A detailed cornice is required at the top of every facade.
- III. The cornice line itself is a decorative horizontal element.
- IV. The regular use of columns or pilasters is strongly encouraged.
- V. Columns must have variation of material or thickness to indicate their base and capital and must occur at least every 15 feet.
- VI. Columns must be used when the building provides an arcade.
- VII. Other permitted materials may be used on the side and the rear so long as these areas are not visible from the public right-of-way or other private properties.
- VIII. If the rear or side is visible from the public right-of-way or adjacent properties, the same material must be used on these sides and decorative patterns of materials, windows, awnings, and columns must be continued to these visible areas.

F) Windows and Doors

Windows and doors are important architectural elements that create visual interest and are channels for interaction between indoor and outdoor space. Creating repetitive but varied patterns of human scaled windows and doors is an effective way to break down large-scale facades.

- I. The main entryway must be marked with a prominent entry feature, such as columns, awnings, or a raised architectural element.
- II. Human-scale doors are encouraged.
- III. Doors made of glass with surrounding windows are encouraged.
- IV. Store front displays of goods are encouraged.
- V. Signs in store front windows that block views into the store are discouraged.
- VI. Each building must have a minimum of 20 percent glazing (glass covered areas).
- VII. Tinted and darkened glass is not permitted.

G) Roof Form

Traditional Southern Vernacular architecture is often defined by the use of parapet walls. Parapet walls increase the sense of presence of the building, screen rooftop utilities, and serve as an opportunity for ornamentation.

- I. Parapet walls must screen all roof equipment.
- II. Parapet walls must be made of the same material as the building facade, though the cornice material may vary.
- III. Metal parapet walls are not permitted.
- IV. The parapet wall must vary in height at least one foot for every 50 feet of length.
- V. Decorative variations in the shape and height of the parapet wall are encouraged.
- VI. As an alternative to using parapet walls, sloped roofs are also permitted. All sloped roofs must meet in a clear roof line or peak.

H) Arcades and Awnings

All buildings must have either regular arcades or awnings. These are important decorative elements that also provide shade and shelter for pedestrians.

I. Arcade Regulations:

- a. Arcades must span at least half of the length of the facade.
- b. Arcades must be integrated into the building facade and be composed of the same materials as the facade.
- c. No separate arcades that are attachments to the facade are permitted.
- d. All arcades must be supported by decorative columns composed of material used elsewhere in the facade.
- e. Arcades must provide at least 8 feet of clear walking distance between the facade and the face of the columns supporting the arcade.

Regular awnings may be used instead of arcades.

II. Awning Regulations:

- a. Awnings must cover at least half the length of the facade.
- b. Awnings must be rectangular in shape, made of canvas, and of a single color. A second color may be used for store name.
- c. Canvas awnings must be maintained in good condition.
- d. The store name may be included on awnings, but no other writing is permitted.

I) Site Design

- I. The main goals for site design in the Belair/Columbia NPOD are to improve the level of landscaping, improve pedestrian circulation, and to break up large parking areas.
 - a. Site designs that place a portion of the parking behind the building are encouraged to break up large parking areas.
 - b. Creating designated pathways and driveways for interparcel access between commercial parcels for pedestrians and vehicles is encouraged.
 - c. The number of curb cuts off of major thoroughfares such as Columbia Road and Belair Road should be minimized, and the distance between curb cuts should be adequate to allow efficient traffic flow.
 - d. All parking areas must have at least one shade tree for every 12 parking spaces.

(II) The basic components of site design at the Belair/Columbia NPOD are:

- a. A streetscape at the front of the site, adjacent to the street
- b. A parking area behind the streetscape and in front of the building
- c. A retail promenade behind the parking area and directly in front of the building
- d. The commercial buildings
- e. Loading and other service areas behind the buildings
- f. Buffers where necessary at the back of the site

(III) Pedestrian Access

One of the goals of the Belair/Columbia NPOD is to improve the quality and safety of pedestrian access. Pedestrian access from the sidewalk and between parcels should be considered during site design, and pedestrian routes must be designated in the site plan.

- a. Continuous pedestrian access must be provided from the sidewalk to the primary building entrance.
- b. Pedestrian pathways must be a minimum 5 feet in width.
- c. Where a pedestrian route crosses a vehicular circulation area, signs and pavement markings must be provided to indicate to drivers that they are crossing a designated pedestrian route.

- d. Pedestrian access routes must not involve substantial grade changes or other obstacles to safe pedestrian access.
- e. If the pedestrian path runs along the edge of a parking area, a minimum 3-foot grass or planted buffer must be provided in addition to the 5-foot walkway. This ensures that cars do not infringe upon the walkway area.

J) Retail Promenade

Creating a retail promenade will enhance the shoppers' experience and improve the image of the Belair/Columbia NPOD. The retail promenade consists of a pedestrian area, plantings, and street furniture all provided immediately in front of the building facade. This creates a place for shoppers to walk and possibly take breaks during their shopping experience.

- I. The retail promenade must be a minimum of 8 feet in width, with an average width of 10 feet.
- II. Landscaping and/or street furniture is required on at least 10 percent of the retail promenade.
- III. Paved surfaces shall be of materials that blend with nearby building materials and landscaping materials. Asphalt may not be used for any part of the promenade.
- IV. Any covered arcade area qualifies as part of the retail promenade.

K) Streetscapes

Streetscapes serve to improve the public appearance of the Belair/Columbia NPOD and to enable pedestrian and bicycle access. A consistent streetscape across different properties ties together a unified design theme for the Belair/Columbia NPOD and will help to define it as a gateway to the county.

(I) The streetscape consists of three parts:

- a. A landscape buffer to set the pedestrian area back from the road (Street Buffer)
- b. The sidewalk
- c. A second landscape buffer to shield the view of parking areas (Parking Buffer)

(II) Streetscape Regulations:

- a. The Street Buffer must be a minimum of 5 feet in width.
- b. Lights must be placed every 40 feet in the Street Buffer.
- c. Every other light in the Street Buffer must be a shorter, pedestrian-style light of a kind that matches the street lights.
- d. Both pedestrian and street lights must be capable of accommodating decorative banners to mark events or create a sense of a gateway into Columbia County.
- e. The Parking Buffer must be a minimum of 5 feet in width.
- f. The Parking Buffer must be planted with continuous shrubs or hedges a maximum of 30 inches in height.
- g. The Parking Buffer must have street trees planted every 40 feet on center minimum.

- h. The sidewalk area must be a minimum of 5 feet in width, and the 5-foot width must be clear of any obstacles.
- i. All trees planted for streetscape requirements must be 4-inch caliper minimum at time of planting.
- j. All street trees along Belair Road must be Red Maples.
- k. All street trees along Columbia Road must be Red Maples.
- l. Street and pedestrian lights must be historic and decorative in character.

L) Street Furniture

The use of high-quality street furniture throughout the Belair/Columbia NPOD will create a sense of long-term investment. Consistent street furniture will help to unify the design character of the Belair/Columbia NPOD. Developers must select street furniture that is similar in design, materials, and color. Street and pedestrian lights must be capable of accommodating banners.

Specified street furniture includes:

- I. Street lights
- II. Pedestrian lights
- III. Planters
- IV. Fencing
- V. Bollards
- VI. Benches
- VII. Garbage cans

M) Lighting

Lighting must be designed to minimize light intrusion onto neighboring properties and to preserve dark night skies. Lighting Regulations:

- I. Full cut-off light fixtures are required for all street and pedestrian lights.
- II. Parking lot light fixtures must be no more than 26 feet in height.
- III. Pedestrian light fixtures must be no more than 14 feet in height.
- IV. Taller lighting is permitted along public roadways where required by the Department of Transportation.
- V. White spectrum lighting that preserves true color perception is required.
- VI. Accent lighting to highlight architectural and landscape elements is encouraged.

N) Sign Guidelines

Signs, while important, should generally be subordinate to architectural and landscape features. Signs must integrate with architectural features by matching in scale and materials with surrounding buildings.

- I. All signs must be made of quality, durable materials.

II. Signs must coordinate with architecture in terms of materials and scale.

III. Development signs mark the entrances to commercial complexes:

- a. Monument style signs are required with a maximum height of 20 feet.
- b. The total size of the sign face or message area shall be no more than 200 square feet, and the entire sign structure shall be no more than 300 square feet.
- c. Listing of individual tenants is discouraged. If a list is provided, consistent foreground and background color must be used throughout the sign and must coordinate with the colors used in the commercial development.

IV. Wall-mounted signs are signs posted on buildings to advertise specific stores:

- a. The maximum letter height may be no more than 20 percent of the facade height or 48 inches, whichever is smaller.
- b. Wall-mounted signs must align with other facade elements, such as doorways and windows.

V. Other Sign Regulations:

- a. Each business may have no more than three signs total.
- b. Signs that are not permitted include billboards, pole signs, banners, neon signs, balloon signs, flashing signs, moveable-type signs, and search lights.

O) Buffers and Fences

Landscaped buffers are required between any single family residential use and any non-single family residential use as well as between multifamily residential and commercial or industrial uses.

- I. A 20-foot buffer is required between single family residential uses and any other land use.
- II. A 20-foot buffer is required between multifamily residential uses and commercial uses
- III. The landscaped buffer shall consist of a continuous wall of mature evergreen shrubs.
- IV. Parking, storage, or other similar uses are prohibited in the buffer area.
- V. A solid wooden fence must also be used for screening at the edge of the buffer, and it must be 6 feet in height.
- VI. Barriers and buffers between commercial properties are not encouraged except where necessary for security. In fact, provisions shall be made to promote pedestrian and vehicular access between adjacent commercial developments.

P) Fencing Regulations:

- I. Fencing must be opaque.
- II. Preferred fence material is pressure treated natural wood. Brick and stone walls may be used instead of fencing.
- III. Fences that do not serve a screening purpose may be painted aluminum tubing.

- IV. Fences must be no more than 6 feet tall except when they are used to screen dumpsters and utilities, in which case they can be a maximum of 8 feet in height.

Q) Other Requirements

Commercial developments in the Belair/Columbia NPOD must not present visual blight to any public right-of-way or any residential property. Preventing visual blight can best be done primarily by proper site design and secondarily by screening. The following regulations apply:

- I. Utility wires must be buried by the developer for any new commercial development with more than 150 feet of frontage on Columbia Road or Belair Road. High voltage utility wires are excluded from this requirement.
- II. Outdoor storage of merchandise or materials is not permitted.
- III. Utilities and dumpsters must be out of view of both the public right-of-way and nearby residential properties.
- IV. Loading and service areas must be out of view from public rights of way.

Definitions: The terms used in this Section shall have the meanings as follows:

- I. Arcade - A covered walk, lit from the top, lined with shops or offices on one or more levels.
- II. Awning - A roof-like covering of canvas, or the like, oft en adjustable, over a window, door, etc. to provide protection against the sun, rain, and wind.
- III. Base - The lowest visible part of a building, oft en distinctively treated.
- IV. Capital - The topmost structure member of a column, pilaster, anta, or the like, often decorated.
- V. Column - In classical architecture, a cylindrical support consisting of a base, shaft, and capital
- VI. Cornice - The exterior trim of a structure at the meeting of the roof and wall; any molded
- VII. projection which crowns or finishes the part to which it is affixed.
- VIII. Development Sign - Free-standing sign that indicates an entire development.
- IX. Facade - The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.
- X. Full Cut-Off Light Fixture - A light fixture where no light is shed above the horizontal line of the head of the light fixture.
- XI. Glazing - The glass surface of an opening; a window or door with glass.

- XII. Height Element - A part of a building where the facade raises to a greater height than adjacent parts of the building.
- XIII. Human Scale - The arrangement of structures, spaces, and details in a way that relates well to the proportions of the human body and its normal operations.
- XIV. Interparcel Access - Routes for vehicles or pedestrians to move between two independently owned or managed parcels without using the public right-of-way.
- XV. Massing - The visual appearance of distinct, discrete solid spaces occupied by a structure.
- XVI. Parapet Wall - The part of a wall which is entirely above the roof.
- XVII. Pilaster - An engaged pier or pillar, often with a capital and base; Or decorative features that imitate engaged piers but are not supporting structures, as a rectangular or semicircular member used as a simulated pillar in entrances or other door openings and fireplace mantels.
- XVIII. Promenade - A suitable place for walking for pleasure, as a mall.
- XIX. Scale - A system of proportion by which a building and its various parts relate to each other in size or extent.
- XX. Site Design - The arrangement of building and landscape materials on a site to achieve desired purposes, such as access or pleasing views.

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]



EVANS TO LOCKS / FURY'S FERRY ROAD PROPOSED NODE OVERLAY

Intersection of Evans To Locks and Fury's Ferry Road

Chapter	90 (Zoning)
Recommended Roads	Evans To Locks and Fury's Ferry Road

Summary and Recommendation

Staff recommends approval of the design standards for the Evans to Locks/Fury's Ferry Road intersection.

Columbia County initiated the process of creating design standards for two nodes or intersections that are developing into Tier II commercial nodes. The intent is to have design standards in place for all the active or emerging Tier I and Tier II commercial nodes, the larger two categories of commercial concentration. Both active Tier I nodes, Evans and Martinez, are regulated by either the Evans town center provisions or the design standards established for the Martinez redevelopment effort.

Three Tier II nodes are either active or emerging. The Tier I node at Greenbrier is emerging and the area is zoned PUD. Its design standards will be articulated and regulated through the PUD overlay provisions. The other two Tier II nodes, Belair Road/Columbia Road and Evans-to-Locks/Fury's Ferry Road, are being addressed through the node overlays being considered at this public hearing.

The design standard for Evans to Locks/Fury's Ferry Road is "neoclassical," a style of architecture that is characterized by symmetry and formality and is well illustrated by the Columbia County Justice Center in Evans. The style emphasizes the use of vertical, very symmetrical window arrangement, columns and pilasters, formal balcony treatments on building facades, and the use of cornices and other façade embellishments in a classical style. The design provisions prescribe façade, window and roof treatments required to portray the neoclassical motif.

The node overlay design prescribes site design standards to establish well landscaped pedestrian areas along streets as well as leading from streets and parking areas to sidewalk areas (promenades) along the fronts of commercial buildings. The design standards prescribe landscaping, buffering, signage and street furniture and fixture requirements as well. The site design standards for this node prescribe that commercial developments are to be brought closer to the road (maximum distance from street to building is the depth of one bay of parking (60 to 64 feet), or developed in the "main street" fashion with rows of buildings facing each other in an internal arrangement and separated by no more than three bays of parking.

The design standards were developed by the consultant EDAW working with a citizen advisory committee. The consultant met with the committee to gain insight into the character of each intersection area, and any initial feedback from the committee. The Evans to Locks/Fury's Ferry Road committee had considerable discussion about the design provisions with one member of the committee voicing opposition to many of the design provisions. Other members of the committee supported the consultant recommendations. The consultant was given all of the comments from that meeting and designed the final set of regulations which are contained in the final report.

ORDINANCE NO. 06-09

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING SECTION 90-100 OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY, GEORGIA TO ADD THERETO SUBSECTION (f)(1) CREATING THE EVANS TO LOCKS/FURYS FERRY NODE PROTECTION OVERLAY DISTRICT, TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to amend Sections 90-100 of the Code of Ordinances of Columbia County to create the Evans to Locks/Furys Ferry Node Protection Overlay District (the "EL/FF NPOD") in accordance with the provisions of Section 90-100;

WHEREAS, the Board finds that the area surrounding the intersection of Evans to Locks Road and Furys Ferry Road is developing into an area of concentration of commercial uses to the extent that it is in the best interests of the general welfare of the public that it be designed to be a concentrated activity center for the location of more intense land uses; and

WHEREAS, the Board finds that it would be in the best interest of the general welfare to establish design guidelines for the EL/FF NPOD to ensure compatibility of its development, to establish a unique style and character of the EL/FF NPOD, to improve pedestrian, bicycle and vehicular access and to preserve and enhance the aesthetics within the EL/FF NPOD.

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Evans to Locks/Furys Ferry Node Protection Overlay District There is hereby adopted a new subsection to Section 90-100 of the Code of Ordinances of Columbia County, Georgia which shall be designated subsection 90-100 (f) (1) and shall read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

[Signatures on the Following Page]

ADOPTED _____, 2006, following approval on a first and second reading.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

Exhibit "A"

Section 90-100(f)(1). There is established the Evans to Locks/Furys Ferry Node Protection Overlay District ("EL/FF NPOD") which shall be subject to all of the provisions of this Section 90-100. The boundaries of the EL/FF NPOD and the land included therein shall be as shown on a map of the Evans to Locks/Furys Ferry Node Protection Overlay District prepared by the Columbia County Planning and Development Services Division dated October____, 2006, which is incorporated herein by reference and which shall be incorporated into the then current Official Zoning Map of Columbia County, which is also incorporated herein by reference. If a tract of land which is in the EL/FF NPOD is combined with a tract of land which is not in the EL/FF NPOD, the entire combined tract shall automatically be included in the EL/FF NPOD except for any portion of such combined tract which is located in any of the single-family residential zoning districts. Any buildings, structures, signs or uses in the EL/FF NPOD which existed on _____, 2006 which are not in conformance with the requirements for the EL/FF NPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter. The properties within the EL/FF NPOD shall be subject to the following requirements, restrictions and limitations:

A) Architectural Style

The architectural style for the EL/FF NPOD is neoclassical. Neoclassical architecture reflects a style widely appreciated in Columbia County, and is compatible with many of the residential designs nearby. Neoclassical architecture reflects a diverse range of styles that were popular in America in the early 19th century and based on classical models. Some key characteristics of neoclassical architecture are symmetry and ample, proportionate detailing.

Some features of neoclassical architecture are:

- I. Symmetrically placed windows
- II. Small windows ("lights") as details over doors and at other places on the facade
- III. Columns or pilasters with capitals
- IV. Human-scaled windows and doors
- V. Gabled or pedimented roofs

B) Materials

Materials must be traditional construction materials such as brick, stone, stucco, or natural wood. Materials that are not permitted include metal, composites, plastics, and vinyl or aluminum siding. Metal may be used for roofing materials.

C) Colors

Colors must reflect traditional materials and colors used in Neoclassical architecture. Predominantly neutral and earth tones are recommended, with trim colors usually in a white or black. Generally three colors are adequate for each facade.

D) Unique Element

Each development must have a unique architectural element that serves as the defining feature for the entire development, such as a clock tower.

E) Massing, Scale, and Height

To create a human scale, large buildings must be broken into smaller masses. Each larger building must look like a collection of adjacent smaller buildings of different types.

I. For smaller store sizes:

- a. The facade must have a change in setback every 40 feet minimum. This means that some storefronts will project further than others.
- b. The storefront must also have a change in material, color, fenestration, or height along with each change in setback.

II. For larger store sizes:

- a. The preferred arrangement is to have several smaller scale stores in front, hiding the large-scale facade.
- b. As an alternative, larger stores must have a tall architectural element with a horizontal forward setback either in the center, at a major entrance or at the corner of the building.
- c. Large-scale stores over 150 feet in length must have additional variations in massing as well.

III. The recommended height for most structures is two stories. The two story height creates a better sense of enclosure than one story without creating an overwhelming sense of scale.

- a. Variations between two and three stories are encouraged.
- b. One story buildings are permitted, but must have dormers or a similar architectural feature to create the illusion of a taller building.
- c. The maximum allowable building height in the EL/FF NPOD is 45 feet.

F) Recommended uses for upper floors:

I. Residential uses are permitted on the upper floors. These may be in live-work arrangements in combination with the first floor or as separate spaces.

II. Office uses are permitted on upper floors.

III. Generally a mixed-use arrangement works well when the grade on the back side is higher than the grade on the front, allowing for separate ground level entrances for the various uses.

G) Windows and Doors

Facades must have regular windows and doors to increase the architectural detail and create a human scale environment. Windows and doors create visual detail and are channels for interaction between indoor and outdoor space. Windows and doors must be framed by detailing elements such as lintels, shutters, and pediments.

I. Window Regulations:

- a. At least 50 percent of the storefront between three and eight feet above ground level must be transparent glass.
- b. Upper floor windows and dormers must be evenly spaced and vertically oriented (taller than they are wide).
- c. Upper floor windows must be double-hung and have multiple, small panes.
- d. Shutters or balcony rails outside windows are encouraged.
- e. Lintels and/or brick variations above and below windows are required.

II. Door Regulations:

- a. Doors must be recessed a minimum of eight inches to create an appearance of thick walls.
- b. Doorways must be made of wood or glass materials.
- c. Doorways must be traditional sizes.
- d. Lights above doors and thick door surrounds are strongly encouraged.

H) Related Regulations:

- I. Top of the facade must be marked by a detailed cornice.
- II. Dentils or other similar types of ornamentation are encouraged.
- III. Small arcades and awnings are encouraged.
- IV. If awnings are used, they must be rectangular, canvas awnings and must be maintained in good condition.

I) Roofs

Roofs are defining architectural features. Sloped roofs for commercial buildings will help to reinforce the neoclassical architectural theme and will help commercial development mesh with nearby residential areas.

(i) Roof Regulations:

- a. All roofs must be sloped.
- b. Roofs may be hipped or gabled, and a front facing pediment is encouraged.
- c. For smaller storefront types, the minimum pitch is 4:12.
- d. For larger storefronts, each massing element must have a distinct sloped roof.
- e. Roofs may be made of various materials, including traditional asphalt as well as standing seam metal.

(ii) Sloped roofs are required for large buildings and storefronts as well:

- a. Instead of a single, large sloped roof, the building shall have a series of smaller roofs, with the roofs corresponding to the building massing.
- b. The sloped roof must be the only part of the roof visible from the front and the sides of the building. No equipment stored on the roof may be visible from the front or the sides of the building.
- c. The sloped roof must rise to a height of at least eight feet from its lowest to its highest point for the tallest roof segment.

(J) Site Design

Site design can help create a human-scaled, pedestrian-oriented experience. The site design must emphasize the interaction of indoor and outdoor space. Outdoor spaces should encourage leisurely shopping, browsing, and gathering. It is the character of outdoor gathering spaces that creates the sense of neighborhood-friendly shopping areas.

One of two site designs is required:

I. Small Setback Site Design

Small setback site design balances having a street-friendly presence with enough of a setback to buffer the noise from nearby street traffic. This site design places the building fairly close to the public sidewalk. As a result, pedestrian and bicycle access is easier and shoppers are encouraged to park once and walk between shopping destinations.

- a. No more than one bay of parking (about 60 feet of pavement) can be placed between the retail promenade and the streetscape.
- b. Additional parking areas can be provided in the rear and on the edges of the site.
- c. Sidewalks of minimum 5-foot width must be provided connecting any parking areas with the retail promenade area in front.

II. Internal Main Street Site Design

Internal main street designs are also permitted. These designs incorporate a ‘main street’ internal to the site, with building facades and retail promenades lining both sides of the main street. The goal of the main street design is to create a quiet, pedestrian friendly outdoor area internal to the site.

- a. No more than three bays of parking are permitted between the building facades.
- b. Usually the main street avenues have one-way lanes with diagonal parking, to slow down traffic and encourage convenient parking.
- c. Overflow parking is permitted on the periphery of the site, including between the public roads and the site.

III. The backs of the buildings that face the public right-of-way must be carefully addressed:

- a. Facade materials and some treatments must be continued to the side or rear of buildings that face the right-of-way. For example, window and roof patterns must continue in a similar pattern on the side or rear.
- b. Dumpsters and utilities must not be visible from rights-of-way or from residential properties.
- c. A 6-foot masonry wall is recommended between the streetscape and the rear of buildings.
- d. Loading at grade level in the rear is encouraged when possible.

For both types of site design, all parking areas must have at least one shade tree per every 10 parking spaces.

K) Retail Promenade

The promenade consists of the pedestrian area immediately in front of the building facade. A well-designed promenade is essential to creating inviting, pedestrian friendly common spaces. The promenade is made inviting by its width, by the use of a variety of quality materials, and by providing amenities such as lighting, planters, and seating. The promenade serves the functions of both an outdoor place for activity and for pedestrian transportation.

- I. The retail promenade must be a minimum of 10 feet in width, with an average width of 14 feet.
- II. Landscaping and/or street furniture is required on at least 10 percent of the retail promenade.
- III. All-brick promenades are encouraged, and the promenade must consist of at least 50 percent brick or stone.
- IV. Paved surfaces shall be of materials that blend with nearby building materials and landscaping materials. Asphalt may not be used for any part of the promenade.
- V. Continuous pedestrian access must be available from the street sidewalk and from parking lots to the retail promenade along a minimum 5-foot width sidewalk.
- VI. If the pedestrian path leading to the promenade runs along the edge of a parking area, a minimum 3-foot grass or planted buffer must be provided in addition to the 5-foot walkway. This ensures that cars do not infringe upon the walkway area.

(L) Parks and Plazas

In addition to the retail promenade, large sites (over 10 acres) must also incorporate parks and/or plazas as gathering places. Inviting gathering places help build a sense of community for nearby residents and encourage shoppers to linger. Parks and plazas must be integrated into shopping areas so that they are visible from actively used areas such as promenades or storefronts, and not placed in a hidden part of the site. In fact, a well-placed plaza may be an extension or expansion of the promenade area. A plaza can serve as an outdoor waiting area for a busy restaurant. Plazas and parks do not need 'play' equipment - all that is needed is seating areas, trees and plants, shade, and perhaps a fountain or monument as a central element.

- I. The minimum size for a park or plaza is 5 percent of the disturbed area for sites over 10 acres in size.
- II. As an alternative to a park or plaza, the developer may choose to leave at least 5 percent of the site land undisturbed. The undisturbed area must be forested and is subject to the approval of the planning department.

(M) Streetscapes

Streetscapes serve to improve the public appearance of a EL/FF NPOD and to enable pedestrian and bicycle access. A consistent streetscape across different properties ties together a unified design theme for the EL/FF NPOD.

- I. The streetscape consists of three parts:
 - a. A landscape buffer to set the pedestrian area back from the road (Street Buffer)
 - b. The sidewalk
 - c. A second landscape buffer to shield the view of parking areas (Parking Buffer)
- II. Streetscape Regulations:
 - a. The Street Buffer must be a minimum of 5 feet in width.
 - b. The Street Buffer must have street trees planted every 40 feet on center, minimum.
 - c. Lights must be placed at least every 40 feet in the Street Buffer.
 - d. Two out of every three lights in the Street Buffer must be a pedestrian-style light, which are shorter, and of a design that matches the street lights.
 - e. The Parking Buffer must be a minimum of 5 feet in width.
 - f. The Parking Buffer must be planted with continuous shrubs or hedges a maximum of 30 inches in height.
 - g. The Parking Buffer must have street trees planted every 40 feet on center minimum.
 - h. The sidewalk area must be a minimum of 8 feet in width and must be clear of any obstacles.
 - i. All trees planted for streetscape requirements must be 4-inch caliper minimum at time of planting.
 - j. All street trees along Fury's Ferry must be Nuttall Oaks.
 - k. All street trees along Evans to Locks Road must be Allee Elms.
 - l. Street and pedestrian lights must be historic and decorative in character.

III. Alternative to Streetscape Development:

- a. As an alternative to a streetscape, the developer may leave an area equal to the size of the required streetscape undisturbed. The undisturbed area must be located along the street edge of the development, must be forested, and is subject to the approval of the Columbia County Department of Planning and Development department.

(N) Street Furniture

The use of high-quality street furniture throughout the EL/FF NPOD will create a sense of long-term investment and enhance property values. Consistent street furniture will help to unify the design character of the EL/FF NPOD. Developers must select street furniture that is similar in design, materials, and color.

Specified street furniture includes:

- I. Street lights
- II. Pedestrian lights
- III. Planters
- IV. Fencing
- V. Bollards
- VI. Benches
- VII. Garbage cans

(O) Lighting

Lighting must be designed to minimize light intrusion onto neighboring properties and to preserve dark night skies. Lighting Regulations:

- I. Full cut-off light fixtures are required for all street and pedestrian lights.
- II. Parking lot light fixtures must be no more than 26 feet in height.
- III. Pedestrian light fixtures must be no more than 14 feet in height.
- IV. Taller lighting is permitted along public roadways where required by the Department of Transportation.
- V. White spectrum lighting that preserves true color perception is required.
- VI. Accent lighting to highlight architectural and landscape elements is encouraged.

(P) Sign Guidelines

Signs, while important, should be subordinate to architectural and landscape features. Signs must integrate with architectural features by matching in scale and materials with surrounding buildings.

- I. All signs must be made of quality, durable materials.
- II. Signs must coordinate with architecture in terms of materials and scale.
- III. Development signs mark the entrances to commercial complexes.
 - a. Monument style signs are required with a maximum height of 20 feet.
 - b. The total size of the sign face or message area shall be no more than 200 square feet, and the entire sign structure shall be no more than 300 square feet.

- c. Listing of individual tenants is discouraged. If a list is provided, consistent foreground and background color must be used throughout the sign and must coordinate with the colors used in the commercial development.

IV. Wall-mounted signs are signs posted on buildings to advertise specific stores.

- a. The maximum letter height may be no more than 15 percent of the facade height or 36 inches, whichever is smaller.
- b. Wall-mounted signs must align with other facade elements, such as doorways and windows.

V. Other Sign Regulations:

- a. Each business may have no more than three signs total.
- b. Signs that are not permitted include billboards, pole signs, banners, neon signs, balloon signs, flashing signs, moveable-type signs, and search lights.
- c. Perpendicular signs are encouraged. Generally perpendicular signs are made of wood, and may project no more than 4 feet from the building facade.
- d. Glass-etched signs are also encouraged. Signs on awnings are also permitted, but the size of the lettering must not be any larger than the size permitted on the building facade.
- e. Temporary signs are prohibited.

Small-scale signs can actually enhance the quality of the pedestrian environment. The key to quality signs is proper scale, quality materials, and quality craftsmanship. Colors must generally be muted and natural.

(Q) Buffers and Fences

Landscaped Buffers are required between any single family use and any non-single family use as well as between multifamily and commercial or industrial uses.

- I. A 30-foot landscaped Buffer is required between any single family use and any non-single family use.
- II. A 20-foot Buffer is required between multifamily residential uses and commercial uses.
- III. The landscaped Buffer shall consist of a continuous wall of mature evergreen shrubs.
- IV. Parking, storage, or other similar uses are prohibited in the Buffer area.
- V. A solid wooden fence 6 feet in height must also be used for screening at the edge of the Buffer.
- VI. Barriers and Buffers between commercial properties are not encouraged except where necessary for security. Provisions must be made to promote pedestrian and vehicular access between adjacent commercial developments.

(R) Fencing Regulations:

- I. Fencing must be opaque.
- II. Preferred fence material is pressure treated natural wood. Brick and stone walls may be used instead of fencing.
- III. Fences must be no more than 6 feet tall except when they are used to screen dumpsters and utilities, in which case they can be a maximum of 8 feet in height.

(S) Other Requirements

Commercial developments in the Evans to Locks/Fury's Ferry EL/FF NPOD must not present visual blight to any public right-of-way or any residential property. Preventing visual blight can best be done primarily by proper site design and secondarily by screening.

The following regulations apply:

- I. Utility wires must be buried for any new commercial development
- II. Outdoor storage of merchandise or materials is not permitted.
- III. Utilities and dumpsters must be out of view.
- IV. Loading and service areas must be out of view from public rights of way.
- V. No drive through windows are permitted.

(T) Definitions: The terms used in this Section shall have the meanings as follows:

- I. Bay of Parking - Two rows of parking, facing opposite directions and accessed by a single aisle.
- II. Column - In classical architecture, a cylindrical support consisting of a base, shaft, and capital.
- III. Cornice - The exterior trim of a structure at the meeting of the roof and wall; any molded projection which crowns or finishes the part to which it is affixed.
- IV. Dentil - One of a band of small, square, tooth like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian, and Composite orders.
- V. Development Sign - Free-standing sign that indicates an entire development.
- VI. Dormers - A structure projecting above a sloping roof, usually housing a vertical window.
- VII. Facade - The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.
- VIII. Fenestration - The arrangement and design of windows in a building.
- IX. Full Cut-Off Light Fixture - A light fixture where no light is shed above the horizontal line of the head of the light fixture.

- X. Gable - A roof having a single slope on each side of a central ridge; also, a vertical surface commonly situated at the end of a building, usually adjoining a pitched roof.
- XI. Hipped - A roof comprising adjacent flat surfaces that slope upward from all sides of the perimeter of the building, requiring a hip rafter along each intersection of the inclined surfaces.
- XII. Human Scale - The arrangement of structures, spaces, and details in a way that relates well to the proportions of the human body and its normal operations.
- XIII. Lights - An aperture through which daylight is admitted to the interior of a building; a pane of glass, a window, or a compartment of a window.
- XIV. Lintels - A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it; usually of steel, stone, or wood.
- XV. Massing - The visual appearance of distinct, discrete solid spaces occupied by a structure.
- XVI. Neoclassical - An architectural style based primarily on the use of forms of Classical antiquity used in both public buildings and opulent homes; aspects of this style are imitative of the
- XVII. Classical Revival style or the Greek Revival style.
- XVIII. Pediment - In Classical architecture, a triangular gable usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- XIX. Perpendicular Sign - A sign that is oriented at a perpendicular angle to the facade and so encroaches into the space in front of the facade.
- XX. Pilaster - An engaged pier or pillar, often with a capital and base; or decorative features that imitate engaged piers but are not supporting structures, as a rectangular or semicircular member used as a simulated pillar in entrances or other door openings and fireplace mantels.
- XXI. Promenade - A suitable place for walking for pleasure, as a mall.
- XXII. Scale - A system of proportion by which a building and its various parts relate to each other in size or extent.
- XXIII. Setback - The minimum distance between a reference line (usually a property line) and a building or portion thereof as required by ordinance or code.

- XXIV. Site Design - The arrangement of building and landscape materials on a site to achieve desired purposes, such as access or pleasing views.
- XXV. Streetscape - The treatment of landscape immediately adjacent to a public street, usually involving a sidewalk, street furniture, trees and usually for the benefit of pedestrian use.

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]

Wilkins Subdivision Aerial

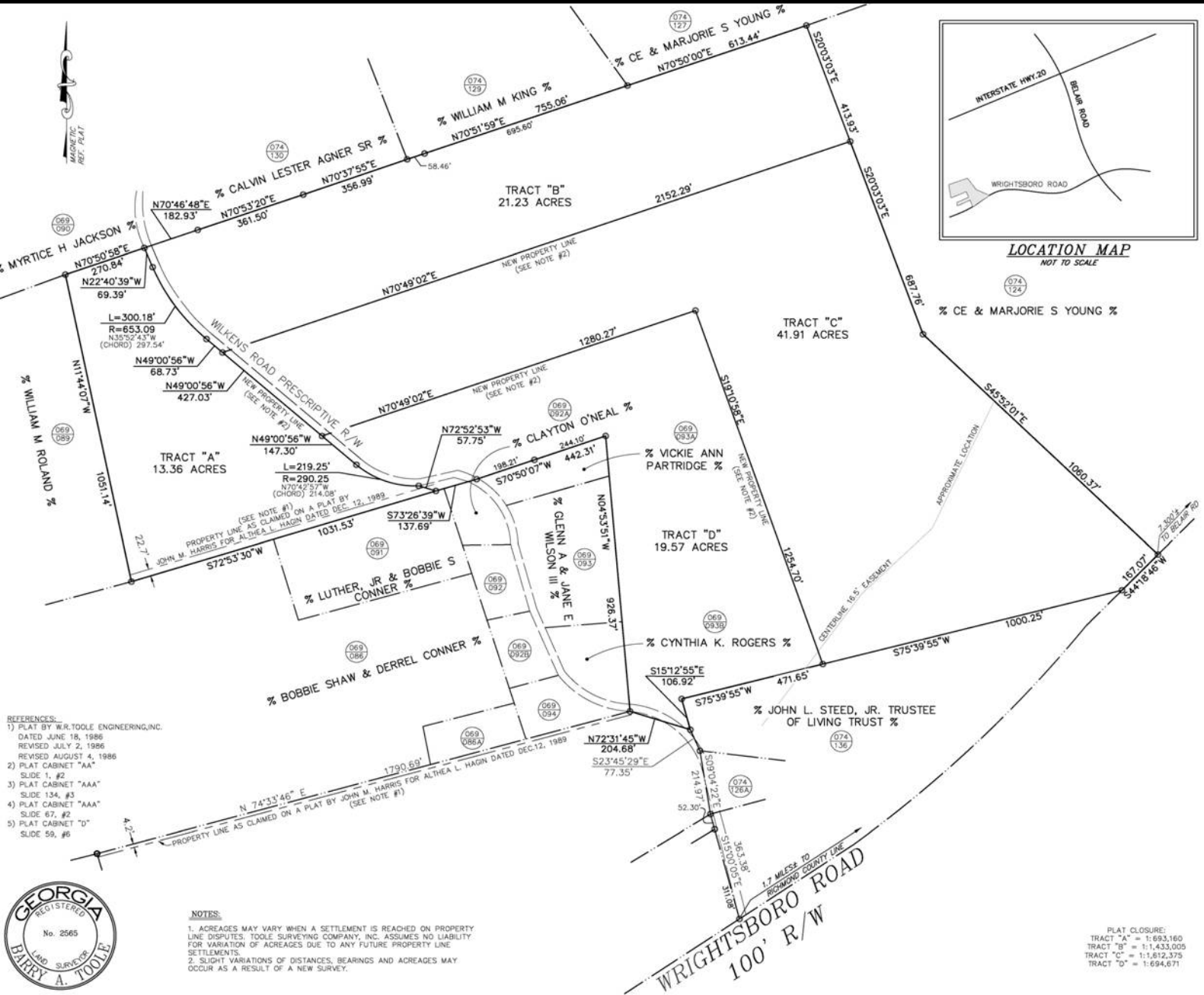


Site

Interstate 20

Wilkins
Road

Wrightsboro Road





FINAL PLAT

WILKINS SUBDIVISION

Property Information

Subdivision Name	Wilkins Subdivision
Location/address	Wilkins Road off of Wrightsboro Road
Development Acreage	96.07 acres
Number of lots/units	4 lots (24.02 acres/lot)
Zoning	R-1 (Single Family Residential) and M-1 (Light Industrial)
Streets	Public, Unpaved
Engineer/Surveyor	Toole Surveying Company
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

Bud Wilkins on behalf of his family members seeks final plat approval for a subdivision located on Wilkins Road off of Wrightsboro Road. This subdivision proposes the creation of four large lots on 96.07 acres for an average of 24.02 acres per lot. It is zoned R-1 (Single Family Residential) and M-1 (light industrial). The M-1 portion encompasses only about 4.86 acres of "Tract B" as depicted on the plat by Toole Surveying Company from 2006. The M-1 zoning is a carryover zoning from the M-1 "buffer" zone that was established on both sides of Interstate 20 in June of 1973.

The approval of this subdivision would normally be dealt with administratively as a minor subdivision of four lots or fewer if the original tract had 150 feet of public road frontage and the other tracts could not meet this frontage requirement. In this case, however, the proposed subdivision has more than adequate frontage for each tract along a public road and meets all zoning and subdivision requirements, except that the public road is a dirt road that has no dedicated right-of-way, and it does not meet County specifications for paving and curb and gutter. It should also be noted that the applicant has proposed this split of property based on the settlement of a will from probate court. This settlement has been agreed upon by all parties involved and is contingent upon approval of the plat of subdivision.

County staff has reviewed the proposed subdivision and believes it will not create a burdensome traffic increase on the existing unpaved public road. The County Engineer has recommended that the Planning Commission grant a variance from Section 74-79(b) of the subdivision regulations, which normally would require that the applicant pave the road to the intersection of the nearest improved public road if creating lots along a public road. That provision also provides that if the applicant created tracts greater than 15 acres in size the subdivision could be approved on the unpaved road. In this case three of the four lots are larger than 15 acres, and one lot is nearly that large (13 acres).



FINAL PLAT

WILKINS SUBDIVISION

Given that fact and that all lots but one are greater than 15 acres in size (the smallest being just over 13 acres), staff feels that this should be treated similarly to a private road subdivision, which would merit approval. The following conditions of approval are also to be included if approved:

Interdepartmental Conditions:

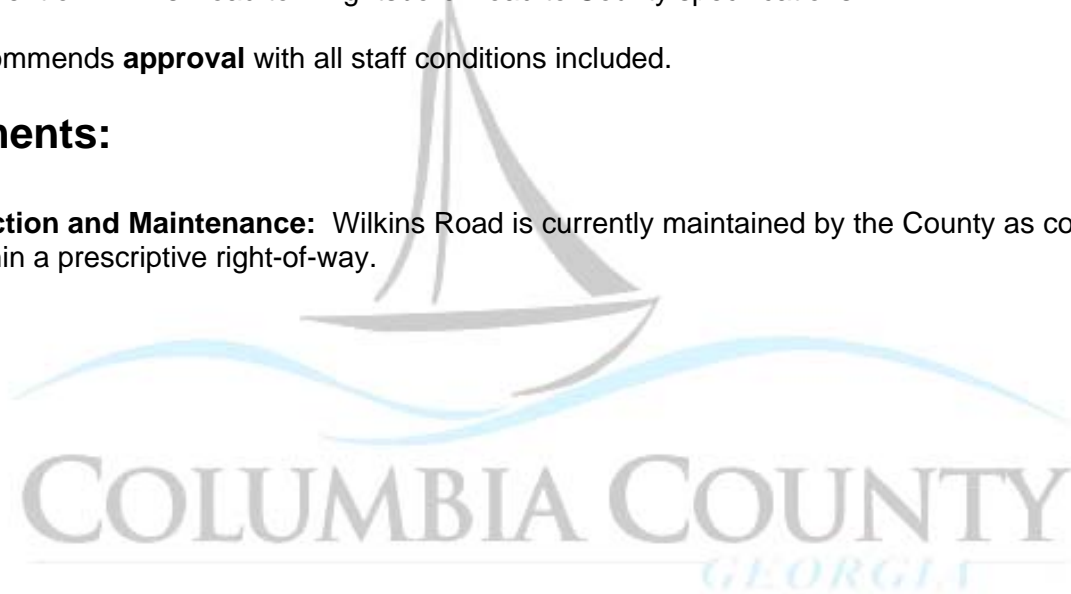
Planning: Any re-subdivision of any of the tracts created from this subdivision, if approved, will require that improvements will be made to Wilkins Road to Wrightsboro Road to County specifications.

Engineering: The County engineer recommends a variance from Section 745-79(B) of the subdivision regulations. Any further subdivision of this property along Wilkins Road will require improvement of Wilkins Road to Wrightsboro Road to County specifications.

Staff recommends **approval** with all staff conditions included.

Comments:

Construction and Maintenance: Wilkins Road is currently maintained by the County as county road #281 within a prescriptive right-of-way.



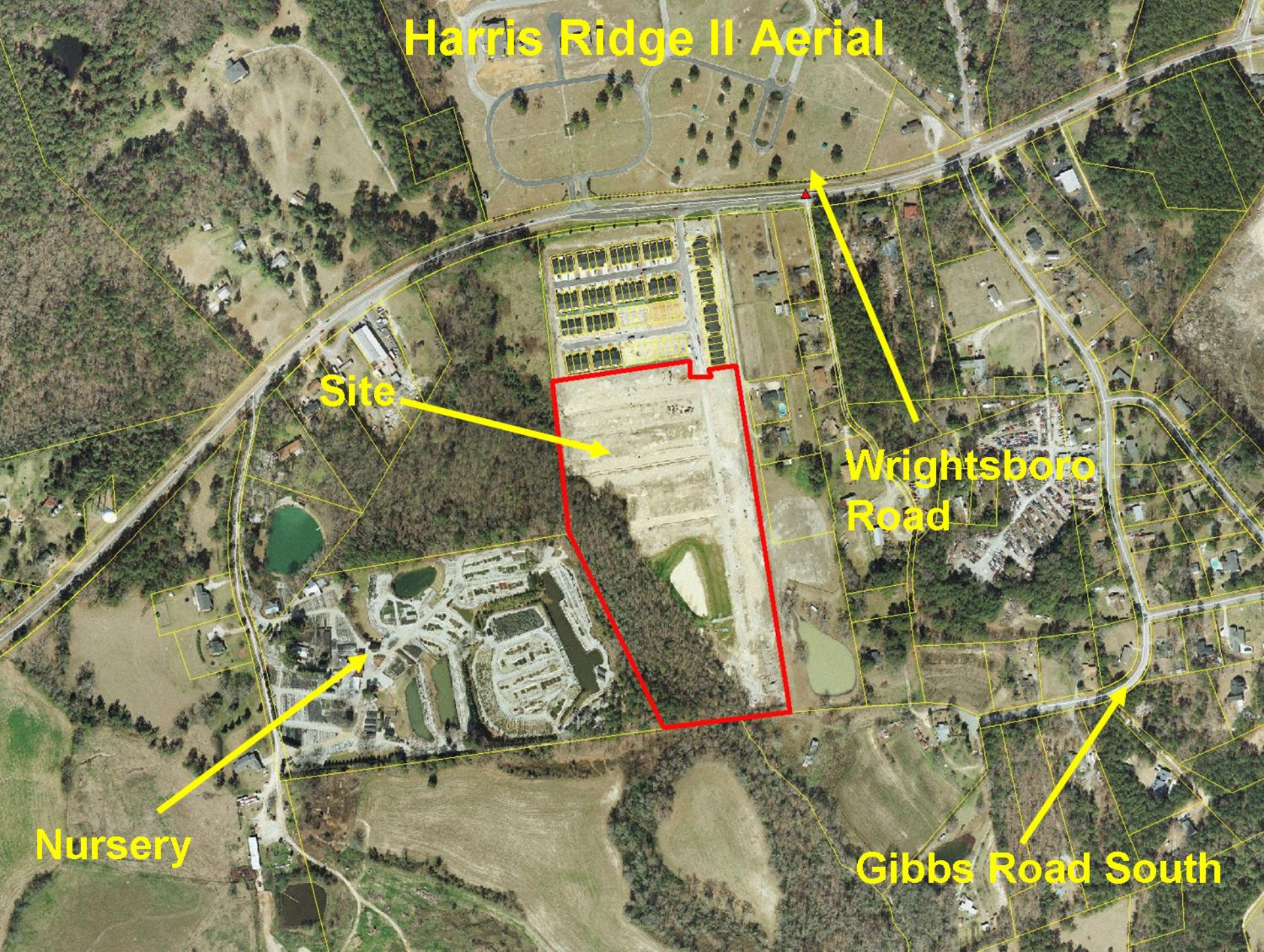
Harris Ridge II Aerial

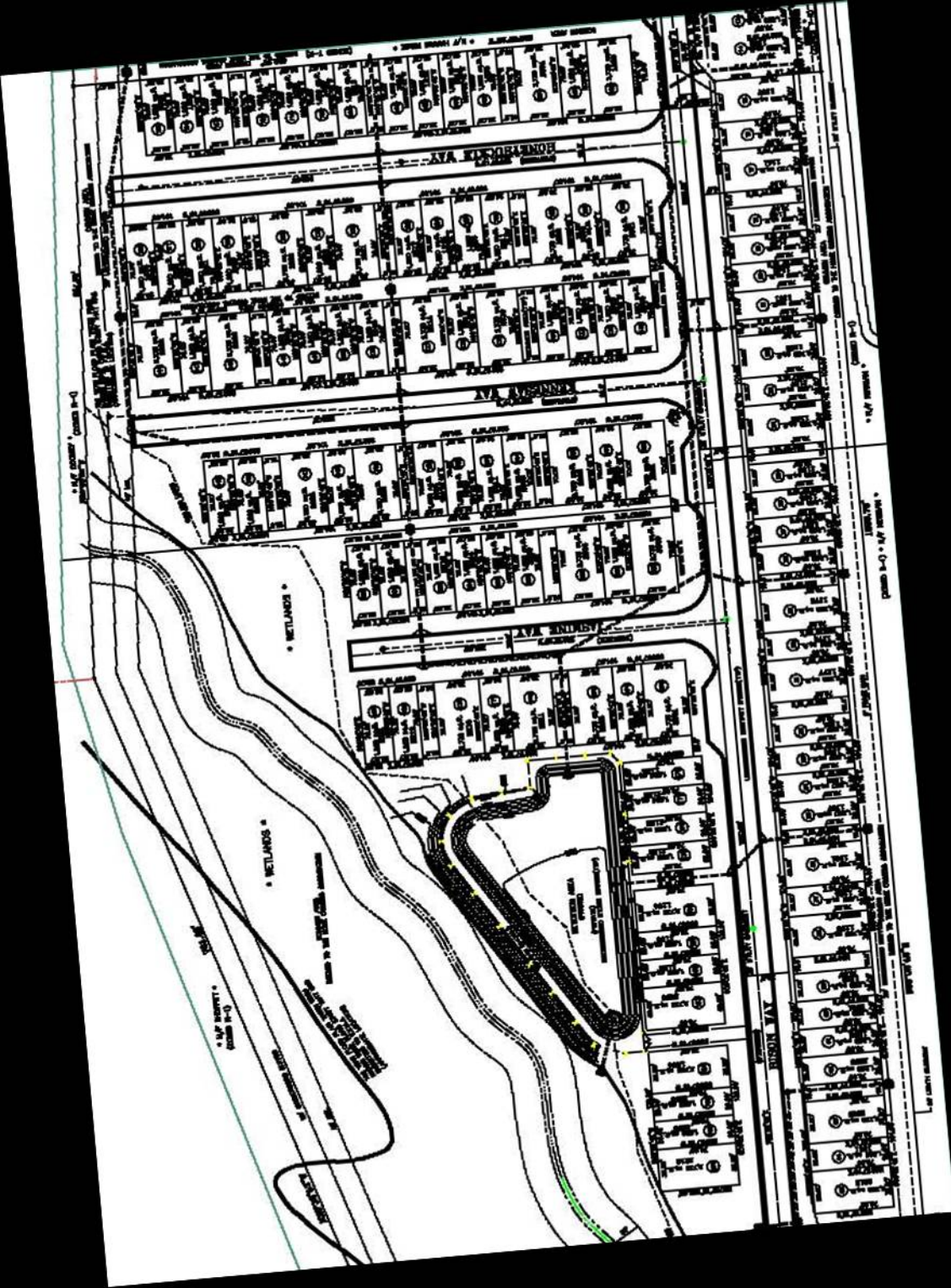
Site

Wrightsboro
Road

Nursery

Gibbs Road South





Harris Ridge II Plat



FINAL PLAT

HARRIS RIDGE II

Property Information

Subdivision Name	Harris Ridge II
Location/address	Wrightsboro Road
Development Acreage	18.13 acres
Number of lots/units	114 units (6.29 units/acre)
Zoning	T-R (Townhome Residential)
Streets	Private
Engineer/Surveyor	James Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

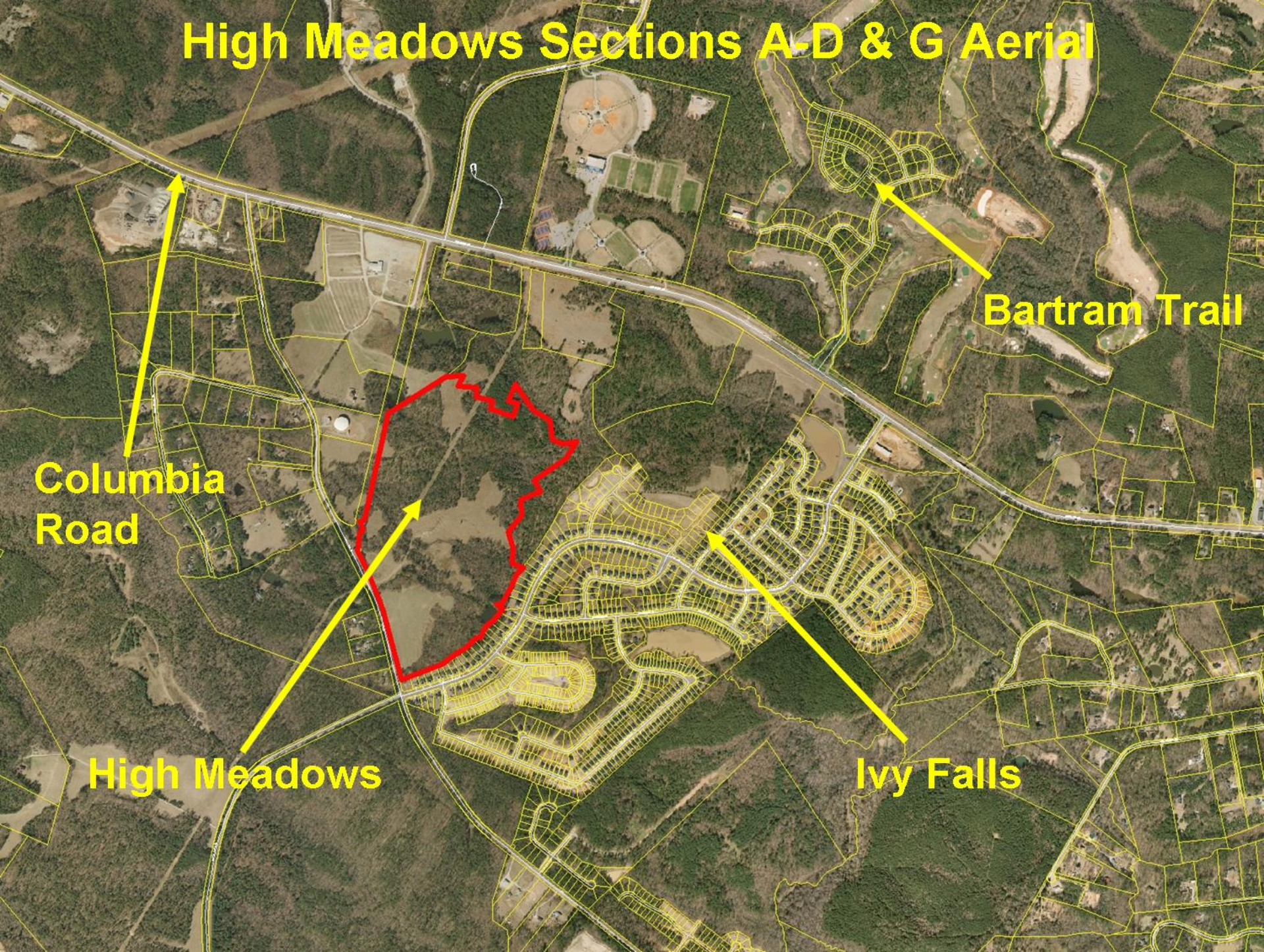
Summary and Recommendation

Rob Hefner seeks final plat approval for Harris Ridge II located on Wrightsboro Road. This development has 114 townhome units on 18.13 acres for a density of 6.29 units per acre. It is zoned T-R (Townhome Residential). All streets and utilities are in place and have been inspected by county engineering staff. Minor changes to the plat are required prior to its release. The Board of Commissioners accepted the public water and sewer easements on debate at their November 7, 2006 meeting. The following conditions of approval are also to be included:

- All addresses must be submitted to and approved by the Addressing department prior to release of the plat
- All necessary changes to the plat must be made prior to release of the plat

Staff recommends **approval** with all staff conditions included.

High Meadows Sections A-D & G Aerial



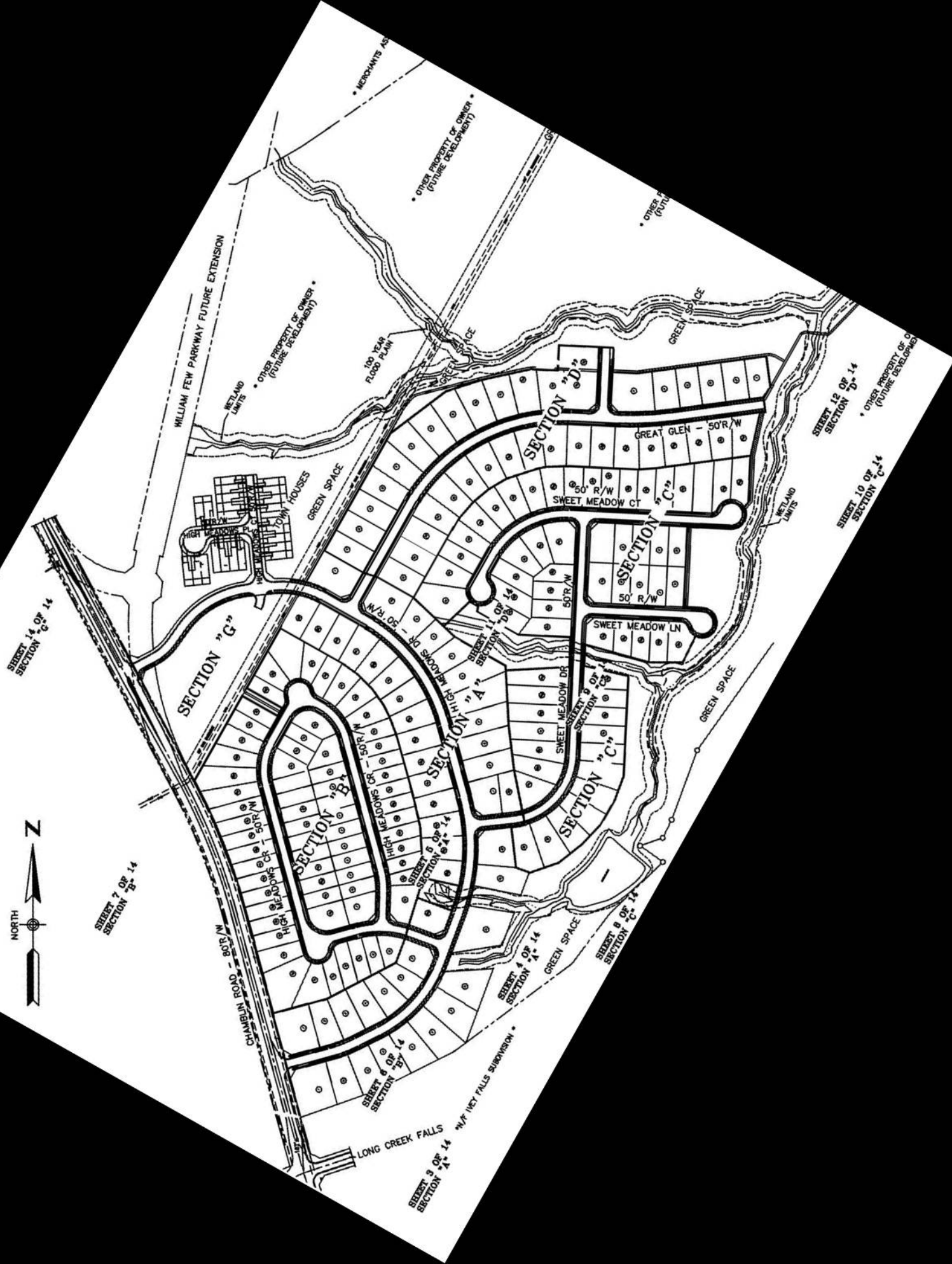
**Columbia
Road**

Bartram Trail

High Meadows

Ivy Falls

High Meadows Sections A- D & G Plat



HIGH MEADOWS
A PLANNED UNIT DEVELOPMENT
AMENDED NARRATIVE

GENERAL:

High Meadows will be a large planned community consisting of smaller individual neighborhoods which will offer a variety of housing products. Housing price levels will range between \$115,000 and \$240,000. The layout being presented yields an overall density of 3.1 units per acre. The proposed plan utilizes natural land features such as creeks, hills, and undisturbed wooded buffers to create small neighborhoods within the project limits. Approximately 27% of the overall land area will be reserved in undisturbed green space. Generous buffers have been provided along the creeks running through the property to insure protection of environmentally sensitive areas.

SITE LOCATION:

The proposed site for High Meadows lies on a √166 acre parcel of land known as the Maxie Bolgla tract which is located between Chamblin Road and Columbia Road near Baker Place Road. The Ivy Falls PUD forms the eastern boundary of the project. The tract is bounded on the south by Chamblin Road, on the west by a Columbia County water tank site and the fair grounds, on the north by various tracts fronting Columbia Road. The Bolgla tract does have limited frontage on Columbia Road which can provide additional access should the various property owners work together in developing the Columbia Road frontage. It is the owners desire to purchase the frontage properties and extend the PUD to Columbia Road in the future.

SITE TERRAIN:

The tract of land to be developed is presently used as a cattle farm. The tract is made up of a series of pastures separated by three (3) wooded creek bottoms running through the property. The terrain varies from flat hilltops to gently sloping hillsides to steep terrain along the creeks.

The layout presented in the plan takes into consideration the varying terrain. The higher density housing is located on the flatter terrain. Larger lots have been placed on the moderately sloping land, while the steeper terrain along the creeks have been reserved for undisturbed buffers.

LAND USE / LOT REQUIREMENTS:

The attached PUD plan depicts the different land uses discussed above in more detail and by reference thereto is incorporated herein. Land use and lot requirements will be as set forth in the following tables:

LAND USE SCHEDULE		
Section	Area	Total Lots
A	14.52 Acres	41
B	14.53 Acres	64
C	20.98 Acres	71
D	15.92 Acres	45
E	10.21 Acres	26
F	12.00 Acres	33
G	16.93 Acres	100
H	11.63 Acres	39
Town Houses	5.96 Acres	100
Green Space	38.85 Acres	N/A
Total		519

MINIMUM LOT REQUIREMENTS					
Section	Area	Lot Width @ Bldg Line	Building Setback from Street R/W	Side Setback	Rear Setback
A	10,000 SF	75'	30'	5'	10'
B	5,500 SF	50'	20'	5'	10'
C	8,200 SF	61'	20'	5'	10'
D	10,000 SF	75'	30'	10'	10'
E	10,000 SF	75'	30'	10'	10'
F	10,000 SF	75'	30'	10'	10'
G	4,400 SF	40'	15'	5'	10'
H	7,000 SF	60'	20'	5'	10'
Town Houses	2,390 SF	26'	15'	0'	15'

UTILITIES:

The property is currently served by an existing county water system located along Chamblin Road. Sanitary sewer will have to be extended to the property from its present terminus in the Ivy Falls subdivision. The adjoining property owner has agreed to provide the necessary off-site sanitary easements. Stormwater management will be provided by a centralized detention pond located at the east and low end of the property.

WETLANDS:

There are jurisdictional wetlands located on the property. It is anticipated that a permit to construct the dam for the detention area and several road crossings will be required. The plan presented is environmentally sensitive being that wetland impacts have been kept at a minimum through avoidance and that generous buffers have been reserved along the wetlands.

This development will also come under the NPDES permit for regulating stormwater discharges. An extensive monitoring of discharges and inspection of soil erosion and sediment control practices will be required throughout the construction process.

AMENITIES:

High Meadows will have a community center that will include a club house, pool, playground area and athletic field. The owner will construct these amenities during the first phase of development once adequate access is provided and building permits can be obtained.

CONSTRUCTION SCHEDULE:

The following is an anticipated schedule for developing the property.

Phase	Section	Start Date	Complete Date
Phase I	Section A (Part) Section I Town Houses (Part) Section B Section D (Part) Clubhouse & Pool	June 2005	December 2005
Phase II	Section A (Remaining) Section C Section D (Remaining)	June 2006	December 2006
Phase III	Section E Section F (Part) Section G (Part)	June 2007	December 2007
Phase IV	Section F (Remaining) Section G (Remaining) Section I	June 2008	December 2008

FUTURE DEVELOPMENT:

The proposed plan includes road stubs into adjoining tracts fronting on Columbia Road. These connections are contingent upon the purchase of the adjoining properties and bringing them into the PUD. In the event that the developer is not successful in purchasing the tracts in question, the road stubs will be terminated with cul-de-sacs and no access will be provided to these properties.



FINAL PLAT

HIGH MEADOWS A-D & G

Property Information

Subdivision Name	High Meadows A-D & G
Location/address	Chamblin Road
Development Acreage	73.48 acres
Number of lots/units	215 lots and 23 units (3.24 lots and units/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

High Meadows Group, LLC, seeks final plat approval for High Meadows Sections A-D & G located on Chamblin Road. These sections of the proposed development have 215 lots and 23 townhome units on 73.48 acres for a density of 3.24 lots and units per acre. It is zoned PUD (Planned Unit Development). All streets and utilities are in place and have been inspected by county engineering staff. Several changes to the plat are required prior to its release. The Board of Commissioners accepted the public streets, utilities, and easements at their November 7, 2006 meeting. The following conditions of approval are also to be included:

- All addresses must be submitted to and approved by the Addressing department prior to release of the plat
- All necessary changes to the plat must be made prior to release of the plat
- The PUD narrative revision must be approved and the plat must conform completely to the narrative prior to release of the final plat
- Per the PUD amendment staff condition from March 31, 2005, all amenities, including the community center, pool and mixed use paths, must be complete before 50% of the lots are sold. This essentially means that before the 260th unit is sold in this development, all amenities shall be completed.
- All other conditions are still in force from the original rezoning from October 5, 2004 Board of Commissioners, as well as the PUD amendment from March 31, 2005 Planning Commission, and the preliminary plat approval from August 18, 2005 Planning Commission.

The applicant is also requesting a PUD narrative revision to reflect slightly smaller townhome lot areas than were originally stipulated in the PUD narrative from 2004 (See comparative tables below). Originally, the narrative was approved with 2600 square foot minimum townhome lot areas. The new



FINAL PLAT

HIGH MEADOWS A-D & G

narrative reflects a size of 2,390 square feet minimum in order to accommodate two different price points and design styles and to break up the uniformity of typical townhome subdivisions. No other changes to the narrative are proposed at this time. The developer has also stated that his two price points will entail the following:

In the larger units, there will be approximately 1800 s.f. of floor area with 2-car garages, 3 bedrooms, 3.5 bathrooms, and they will sell for approximately \$175,000 each. The fronts and sides will be brick with vinyl eaves and accents, and the rear will encompass brick or vinyl.

In the smaller units, there will be approximately 1700 s.f. of floor area with 1-car garages, 3 bedrooms, 2.5 bathrooms, and they will sell for approximately \$160,000 each. The fronts and sides will be brick with vinyl eaves and accents, and the rear will encompass brick or vinyl.

Staff recommends **approval** with all new and original staff conditions included.

MINIMUM LOT REQUIREMENTS (Revised)					
Section	Area	Lot Width @ Bldg Line	Building Setback from Street R/W	Side Setback	Rear Setback
Town Houses	2,600 SF	26'	15'	0'	15'
Town Houses	2,390 SF	26'	15'	0'	15'

Original Text

Revised Text

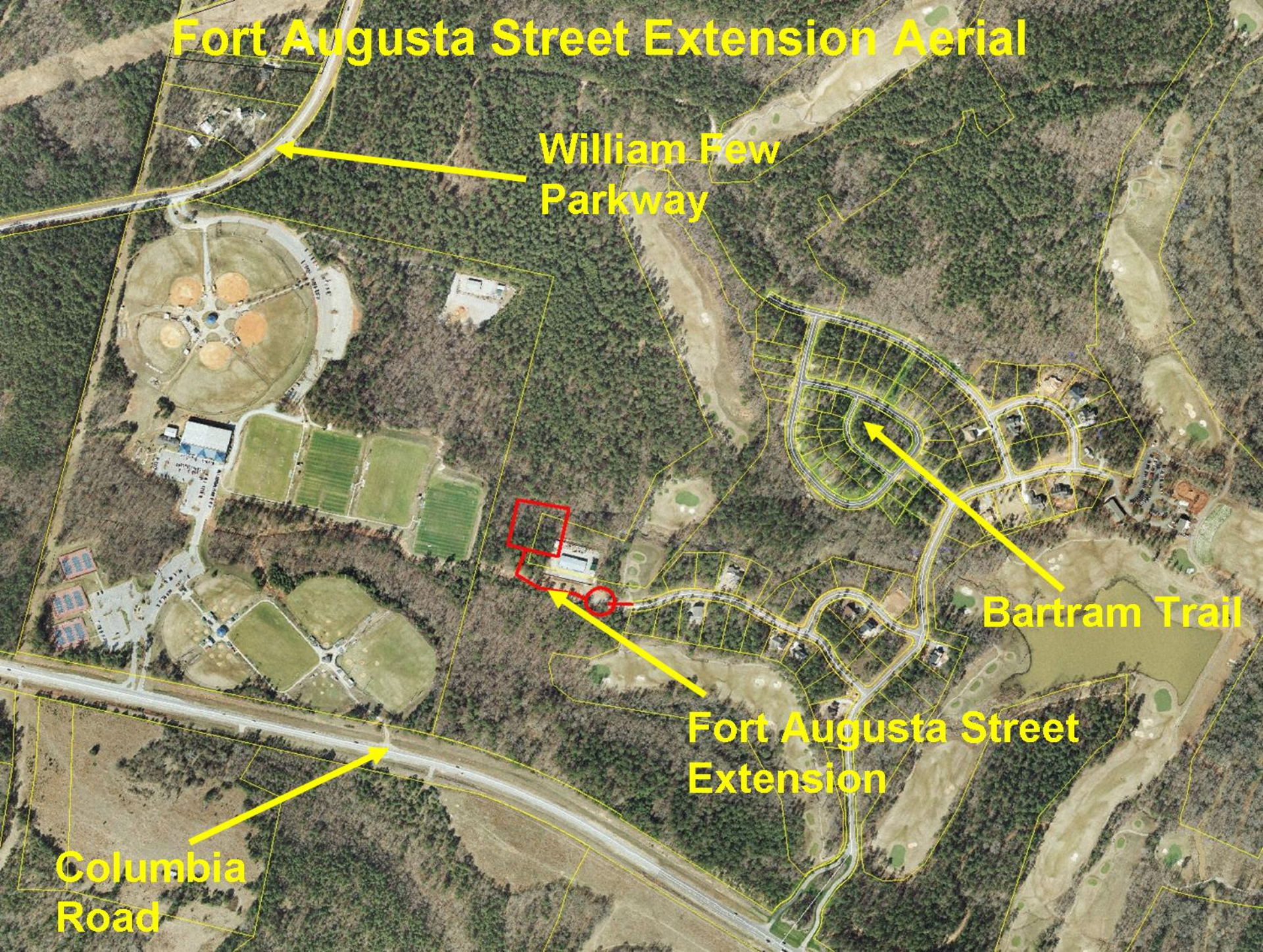
Fort Augusta Street Extension Aerial

William Few
Parkway

Bartram Trail

Fort Augusta Street
Extension

Columbia
Road



Fort Augusta Street Extension Plat

Fort Augusta Street R/W extension

Fort Augusta Street Extension Plat

Fort Augusta Street R/W extension



PRELIMINARY PLAT

FORT AUGUSTA STREET EXTENSION

Property Information

Subdivision Name	Fort Augusta Street Extension
Location/address	Off of Bartram Ridge in Bartram Trail
Development Acreage	2.59 acres
Number of lots/units	N/A
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Cranston Engineering Group
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Euchee Creek Investors, Inc., seeks preliminary plat approval for the Fort Augusta Street Extension. This property is zoned PUD (Planned Unit Development), and the plans call for dedication of 2.59 acres of private right-of-way for the extension of the existing public Fort Augusta Street to allow access to a proposed parking pad for boat trailers and overflow parking. At this time, the developer wishes to maintain both ownership and maintenance rights of the road extension and parking pad, but should the developer change his mind at a future date and wish to dedicate the road to the County, all improvements must be brought into conformance with current County standards for a public road. A few changes must be made to the preliminary plans before they will be released for construction.

Staff recommends **approval** with all staff conditions included.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to S-1.

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 59 Parcel # (PART OF) 27
Address WILLIAM FEW AT CLANTON RD Acreage ± 27 ACS
Road Frontage 1090 feet on the North (circle one) side of
WILLIAM FEW PARKWAY. Property is approximately 0 feet from the
intersection of CLANTON RD (1712' FRONTAGE). The attached plat for the
property was prepared by JAMES G. SWIFT & ASSOC. and dated 10/11/06

PROPOSED USE:

If approved, the property will be used for the following purposes:

Church buildings and related facilities

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Pollard Land Company, Inc APPLICANT: Redeemer Presbyterian Church
ADDRESS: 5863 Washington Rd ADDRESS: 4408 Evans to Hocks Road
CITY: Appling Co ZIP: 30802 CITY: Evans, GA ZIP: 30809
PHONE #: 706-541-1343 PHONE #: 706-854-9707

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Pollard Land Company, Inc
by J. Pollard II
Owner's Signature as its VP

Redeemer Presbyterian Church
by Larry J. Laughtin
Applicant's Signature as its Trustee

Subscribed and sworn to before me on 11th day of October 2006
By: Cynthia S. Mathis Notary Public

Please submit your notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: 10/13/06
Public Hearing Date: 11/16/06
File # 22 06-11-03

**Project Narrative for
Redeemer Presbyterian Church**

Prepared for:

**Redeemer Presbyterian Church
PO Box 2207
Evans, GA 30809**

October 11, 2006

Project Narrative for Redeemer Presbyterian Church

Background and General Information

Redeemer Presbyterian Church (hereinafter Redeemer) is part of the Presbyterian Church in America (PCA). As a church plant in the Evans area, the church started in a home and then met at Stevens Creek Elementary School before leasing space at its present location in the Evans Village Shopping Center on Evans to Lock Road. The mission of Redeemer is to be a dynamic church in Columbia County which greatly impacts our community and world. Redeemer is committed to biblical truth, the strengthening of families and the equipping of believers to use their gifts and opportunities for the glory of God. It has always been the vision of Redeemer to purchase land in Columbia County in order to have buildings and facilities of its own.

Site Description

Redeemer seeks to purchase approximately 27 acres of a 96.86 parcel of land identified as Parcel 059 027 and located on William Few Parkway at the corner of Clanton Road and Kiokee Ridge Road. The property is currently zoned RA and is undeveloped. There is a Power line easement and Gas easement located on the south portion of the parcel.

Zoning and Land Use

Redeemer is requesting that the property be rezoned to S-1. Based on the future land use of this site and the surrounding areas, S-1 zoning of this property would be consistent with the overall plan for this area. A PUD district exists on the east side of the site on the other side of Clanton Road. An S-1 district exists directly across William Few from the site, and another church already exists on that site. An RA district is located on the west side of the site; however, the proposed church building and facilities would not detract from the nature of that residential site.

Proposed Site

As shown on the preliminary site plan, the church proposes to construct a single structure initially which would serve as a worship and education facility. At some time in the future, a sanctuary building would be constructed. No other structures are proposed at this time. However, as the church grows, additional facilities could be needed.

The site development will be relatively low density. The facilities and associated parking are situated on the middle and middle front portion of the property due to site topography and the desire to leave some green and natural space at the front of the site for aesthetic purposes. At some time in the future, some recreational areas would be developed behind

the buildings and towards the rear of the property. It is intended that the furthest rear portion would remain in its natural state.

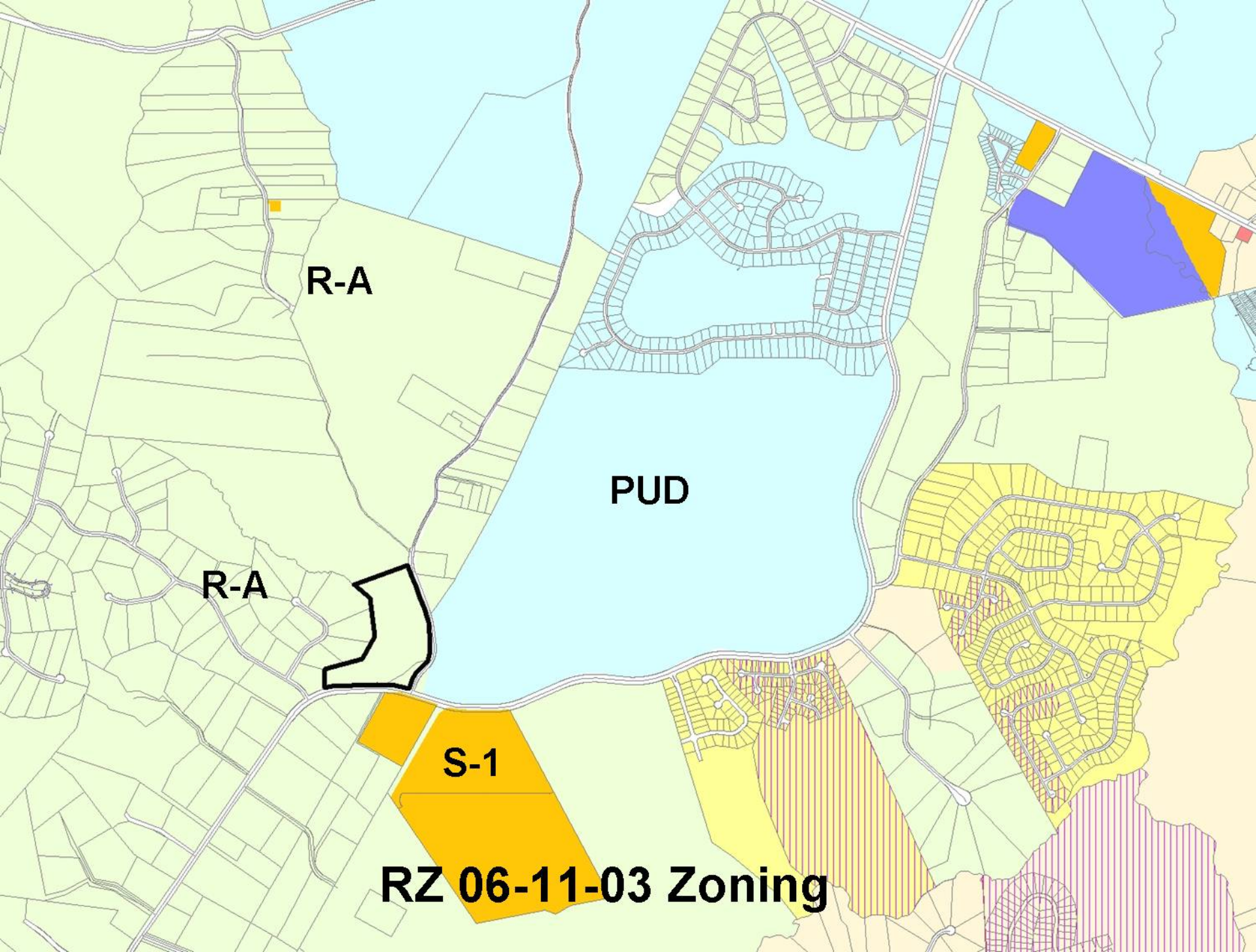
Water supply to the site is available via the existing water main which adjoins the property along William Few Parkway. Sewer service to the facility will be through an on-site waste management system (septic system) at the time of initial construction. However, the church intends to connect to the public sewerage system at some time in the future.

Proposed Construction Schedule

The following represents a general schedule for construction of the proposed improvements. The details of phasing would be provided when the site grading plans were developed.

Project Milestone	Date
Request Rezoning	October 13, 2006
Anticipate Rezoning Approval	November 20, 2006
Initiate Architectural & Engineering Design	January 8, 2007
Submit Architectural & Engineering Plans	August 1, 2007
Receive Construction Approvals	October 22, 2007
Begin Construction	January 2008
Phase I Construction Complete	September 2008

Note that it is the intent of Redeemer to develop the property and facilities based on the growth of the church and on a schedule commensurate with sound fiscal stewardship. Therefore, it is uncertain at this time when additional construction may begin.



R-A

PUD

R-A

S-1

RZ 06-11-03 Zoning



- NOTES:**
1. BOUNDARY COMPILED FROM REFERENCES LISTED BELOW
 2. REFERENCE PLAT FOR ATLANTA GAS LIGHT COMPANY BY ROBERT L. HERBERTSON, JR., DATED 12/3/89.
 3. REFERENCE PLAT FOR KODAK RIDGE SECTION II, PHASE I, BY JAMES C. SWIFT & ASSOCIATES, DATED 1/2/94.

TOTAL PARKING SPACES=283 SPACES

- PHASES**
- PHASE I MULTIPURPOSE BUILDING
 - FELLOWSHIP / WORSHIP
 - EDUCATION CLASSROOMS
 - ADMINISTRATION OFFICES
 - RETENTION POND
 - PHASE II BALLFIELD
 - SOFTBALL / SOCCER
 - PHASE III SANCTUARY BUILDING

REDEEMER PRESBYTERIAN CHURCH

PROPERTY LOCATED IN THE 128th. G.

COLUMBIA COUNTY, GEORGIA

SCALE: 1" = 100' OCTOBER 11, 1994

PREPARED BY
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS

1309 INTERSTATE PARKWAY - AUGUSTA, GA. 30606
Phone: (706) 866-8803 Fax: (706) 866-8804
Toll Free: 1-800-866-8804

RZ 06-11-03 Site Plan



REZONING

November 16, 2006

FILE: RZ 06-11-03

R-A to S-1

Property Information	
Tax ID	Tax Map 059 Parcel 027 (portion)
Location/address	William Few Parkway @ Clanton Road
Parcel Size	± 27 acres
Current Zoning	R-A(Residential Agriculture)
Existing Land Use	Undeveloped Residential
Future Land Use	Property is located approximately 1.7 miles east of the Tier II Greenbrier node
Request	S-1 (Special District)
Commission District	District 3(Ford)
Recommendation	Approve

Summary and Recommendation

Pollard Land Company, owner, and Redeemer Presbyterian Church, applicant, request the rezoning of a 27 acre portion of a larger 96.86 acre tract located at the intersection of William Few Parkway and Clanton Road from R-A residential agriculture to S-1 to allow for the development of church buildings and related facilities. The adjacent property is R-A to the north and west, R-A and PUD to the east as part of the large Riverwood PUD, and S-1 to the south across William Few Parkway where Parkway Baptist Church and Magnolia Gardens Memorial Cemetery are located.

According to the narrative submitted by the applicant, the church proposes to construct a single structure initially that would serve as a worship and educational facility. At some point in the future, the church will construct a sanctuary. The facilities and associated parking are to be situated in the middle and front portion of the property due to topography of the site and the desire to have some natural greenspace at the front of the site for aesthetic purposes. It is intended that the rear portion of the site, (where the property adjoins the Kiokee Ridge subdivision), would remain in its natural state. The Columbia County code of ordinances establishes the buffering requirements. Accordingly, a natural buffer of 40 feet, or a structural buffer of 20 feet will be required between the subject property and the adjacent residential property.

The S-1 special district is established to provide for the proper placement of private, semiprivate and public uses which require special consideration because of their character, physical setting, size and/or relation to surrounding land uses. The proposed location along William Few Parkway, which is classified as a secondary arterial in the Columbia County Road network, is appropriate for church or school use. It is unlikely that the property would be developed as low density residential, and staff believes that the proposed location for a church is appropriate. There is currently a church located immediately to the south, and a proposed memorial garden to the southeast.



REZONING

November 16, 2006

FILE: RZ 06-11-03

R-A to S-1

There are plans to realign Clanton Road at its intersection with William Few Parkway. The applicant is aware of these plans, and development will be coordinated with the county Construction and Maintenance department to insure that the church development and the road alignment will be complementary. In addition, Clanton Road is currently an unpaved county road. The applicant will be required to pave Clanton Road to the point at which their development terminates.

Staff recommends approval of the request, with all staff comments to be included.

Interdepartmental Review

Conditions

Engineering: The property is located in the Little Kioke Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on William Few Parkway.
7. A deceleration lane, dimensioned for the posted speed limit on William Few Parkway and Clanton Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Storm Water: Easements are required over all storm water infrastructure.

Health Department: Applicant must contact the Health Department. The applicant must obtain soil survey for land to determine soil suitability and the best place to locate system. Septic permit pending results of the soil survey.

Construction and Maintenance: Ingress and egress must be approved the County Engineering Department.



REZONING

November 16, 2006

FILE: RZ 06-11-03

R-A to S-1

Comments

Water and Sewer: County water is available on a twelve inch line on William Few Parkway. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. Currently, no plans have been submitted to the Water and Utility Department for future sewer expansion but the area is rapidly developing.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will affect the priority of planned road projects being the realignment of Clanton Road with William Few Parkway.

Sheriff: No comments received.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The S-1 request will not adversely affect the existing use or usability of adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The S-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for single-family residential use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of nearby properties, and its location on an arterial road make the property appropriate for development as a public use.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.

Columbia County, Georgia

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

Tax Map # 081A Parcel # 045
Address 3940 OLD FURYS FERRY ROAD Acreage 1.01 ACRES
Road Frontage 0 feet on the North/South/East/West (circle one) side of _____
_____. Property is approximately 592 feet from the
intersection of OLD FURYS FERRY ROAD AND FURYS FERRY RD. The attached plat for the
property was prepared by POINT TO POINT LAND SURVEYORS and dated 10/04/06

If approved, the property will be used for the following purposes:

OWNER: GOSPEL WATERS CHURCH

APPLICANT: T-MOBILE SOUTH, LLC

ADDRESS: 703 FURYS FERRY RD

ADDRESS: FOUR CONCOURSE REWY

CITY: EVANS ZIP: 30809

CITY: ATLANTA ZIP: 30326

PHONE #: (706) 860-7091

PHONE #: (404) 441-3602

SARRAN MARSHALL

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). **If yes, a full written disclosure must be submitted.**

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 13 day of October 2006

By: Shirley M. Canture Notary Public

Please return original notarized application with all documents, along with your **\$535.00** application fee to:
Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

SHEILA M. COUTURE
NOTARY PUBLIC
Columbia County
State of Georgia

My Comm. Expires July 19, 2009

Date Received: 10/13/06
Public Hearing Date: 11/16 PC 12/05 BOC
File # R2 06-11-04



October 12, 2006

BY HAND DELIVERY

Mr. Tom Tully
Senior Planner
Columbia County Planning and Development Department
P.O Box 498,
630 Ronald Regan Drive,
Evans, GA 30809

Re: Request for Rezoning filed by T-Mobile South, LLC changing property located at 3940 Old Furys Ferry Road, Evans, GA 30809 from the R-2 District to the S-1 District to allow for the installation and operation of a multi-tenant wireless telecommunications tower and related antennas and equipment.

Mr. Tully,

T-Mobile South, LLC ("T-Mobile") respectfully submits this Letter of Intent to Columbia County in support of its Rezoning application which is intended to change the subject property from the R-2 (Single Family Residential) District to the S-1 (Special) District for the installation of a wireless telecommunications facility. T-Mobile has entered into a lease with the Gospel Waters Church, the owner of the building located at 3940 Old Furys Ferry Road, Evans, GA. The 70'x 70' lease area consists of a 50 x 50 fenced compound with a 10' landscape buffer zone and 20' access easement from the east side of the tract into the site. A copy of the site plan (page C-02) is within the drawings attached to the application that further describe the property and proposed facility.

T-Mobile diligently surveyed the immediate area for any existing telecommunication facilities or other tall structures that would provide a collocation opportunity to satisfy the coverage objective. This thorough search did not reveal that such a facility or structure exist within the vicinity which would allow for a collocation opportunity. An evaluation of the properties and the zoning districts was done in order to determine which property would be most appropriate for the proposed facility. The property selected for the proposed facility was determined to be more consistent with the requirements of the zoning ordinance and would have the least impact to the immediate surrounding communities. The proposed use is appropriate for the character of the property and would have a negligible impact on the surrounding landuses. With regard to T-Mobile's communications facility, a 150 monopole is proposed along with associate ground equipment. The site will be fenced entirely by a 6' chain link fence equipped with anti-climbing devices and will have a locked access gate. The tower will be designed to

accommodate up to two other carriers, for a total of three and adequate ground spaces has been leased to provide for additional equipment cabinets.

The rear portion of the parent tract consists of a barrier of large mature trees which provide a natural vegetative buffer and screening from the adjacent parcels to the west. The adjacent property to the south consists of single family residential land use surrounded by dense mature vegetation that completely screens the existing building from the area of the proposed facility. A 10' wide landscape buffer will be installed surrounding the lease area in a manner to reduce the visual impact of the facility on the adjacent properties. Other vegetation outside the lease area will remain in its natural state.

The facility will be maintained on a monthly basis, or as needed for emergency service. Other than during times of construction, the maintenance will have a negligible impact on surrounding properties and land uses. Typically, one or two certified site technicians will visit the site approximately once per month to perform routine maintenance services. All authorized personnel at the site must follow OSHA safety standards.

The property currently is zoned R-2

ZONING REQUIREMENTS

Following are standard criteria used to evaluate applications that require rezoning. T-Mobile has designed the Facility and has prepared the Application to adequately address the stated factors, along with the existing conditions, and the applicant respectfully requests that the Board of Commissioners approve the Application as submitted. If approved, the rezoning to the Special District Classification will allow T-Mobile to locate and operate the proposed facility on the subject property.

- a. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The subject property is currently undeveloped, underutilized and densely wooded and would allow for reasonable accommodation of the proposed use with negligible impact to the adjoining properties.

- b. Whether a proposed rezoning will adversely affect use or usability of adjacent or nearby;*

The proposed facility is considered a very low impact landuse as it will not require frequent vehicular or pedestrian traffic, would not burden the current transportation and utility infrastructure and would not adversely impact the usability of the nearby properties

- c. Whether the property to be affected by a rezoning has reasonable economic use as currently zoned*

The property has little economic values as currently used since the subject parcel is land-locked and would not be as desirable for single family residential

uses. However, it will add a valuable personal and public safety infrastructure facility to the community that currently experience substandard wireless PCS service.

- d. *Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use on existing streets, transportation facilities, utilities or schools.*

The proposed rezoning and intent to install a wireless facility will have no impact on the streets, transportation facilities, utilities or schools.

- e. *Whether the property rezoning is in conformity with the policy and intent of the land use plan.*

The proposed rezoning to the S-1 District will create a site specific district which will aid the entire community and is in full compliance with the intent and purpose of the Special Use District within the community.

- f. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.*

The immediate community has endured the many problems associated with lack of reliable wireless PCS coverage. Due to the zoning of the immediate area not many feasible options exist to relive this problem. The size, character, use, and screening of the subject property make it an ideal candidate for the proposed addition of a wireless facility. No other developments or changes to the use of the property are anticipated at this time.

GENERAL STANDARDS FOR COMPLIANCE

1. Height Standards: The subject property is proposed for the S-1 District and the structure will be designed for three (3) users.
2. Setbacks: The submitted site plan show the proposed facility will satisfy all required setbacks.
3. Landscaping and buffer requirements: A 10' wide landscape buffer will be installed along the east side of the lease area in a manner to reduce the visual impact of the facility on the adjacent right-of-way.
4. Aesthetics, placement, materials, and color: The support structure will be a galvanized steel monopole, painted a neutral color, so as to reduce visual obtrusiveness.
5. Other adjacent facilities: There are no existing wireless facilities or tall structures over 150' within one-quarter mile of the proposed site.

6. Lighting: The proposed structure will not be lit.
7. Noise: The proposed structure will not generate noises which would constitute a nuisance based on the local or state laws, except in emergency situations.
8. Security Fencing: The proposed facility will be enclosed by a 6' chain link fence with anti-climbing devices.
9. Radio frequency emissions: The proposed facility will meet all FCC standards for RF impacts.
10. Federal requirements: The proposed facility will meet or exceed all current standards and regulations of the FAA, FCC, and any other agency of the federal government with authority.
11. The facility will be maintained in compliance with all applicable building codes and the EIA/TIA standards.

The proposed monopole style telecommunication facility will benefit the public, as it will provide wireless service to a portion of Columbia County with negligible impact to its surroundings. In addition, the facility will reduce the proliferation of new tower structures in the area since it is designed to accommodate multiple (three) carriers. T-Mobile appreciates your consideration, and respectfully request approval of its application of Rezoning to allow for the new use.

Accordingly, T-Mobile respectfully requests that the Columbia County, Board of Commissioners approve this application for Rezoning.

Very truly yours,



Sarran Marshall
Agent for T-Mobile, Inc.

Exhibit A

Please understand that the following language is inserted into this Application for the sole purpose of preserving our legal remedies in the event of an adverse decision.

Denial of this Application may be considered arbitrary and capricious as between this Property Owner and T-Mobile South, LLC, a Delaware limited liability company, in relation to owners of similarly situated property and would constitute a taking without just compensation and without due process of law. Denial would prevent T-Mobile South, LLC, a Delaware limited liability company, from constructing and operating facilities licensed by the FCC in the public interest and would prevent the implementation of licensing policies and objectives. Hence, such denial would be in violation of the Fifth and Fourteenth Amendments to the United States Constitution, and Sections 221 and 301 of the Federal Communications Act, and the Telecommunications Act of 1996.

Such an application of the Zoning Ordinance for Columbia County, Georgia which does not allow a communications structure and related equipment shelters to be constructed on the property as requested by the Applicant, is unconstitutional, illegal, null and void, constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States Constitution, and denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.





THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF T-MOBILE SOUTH, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 2' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF $\pm 1'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

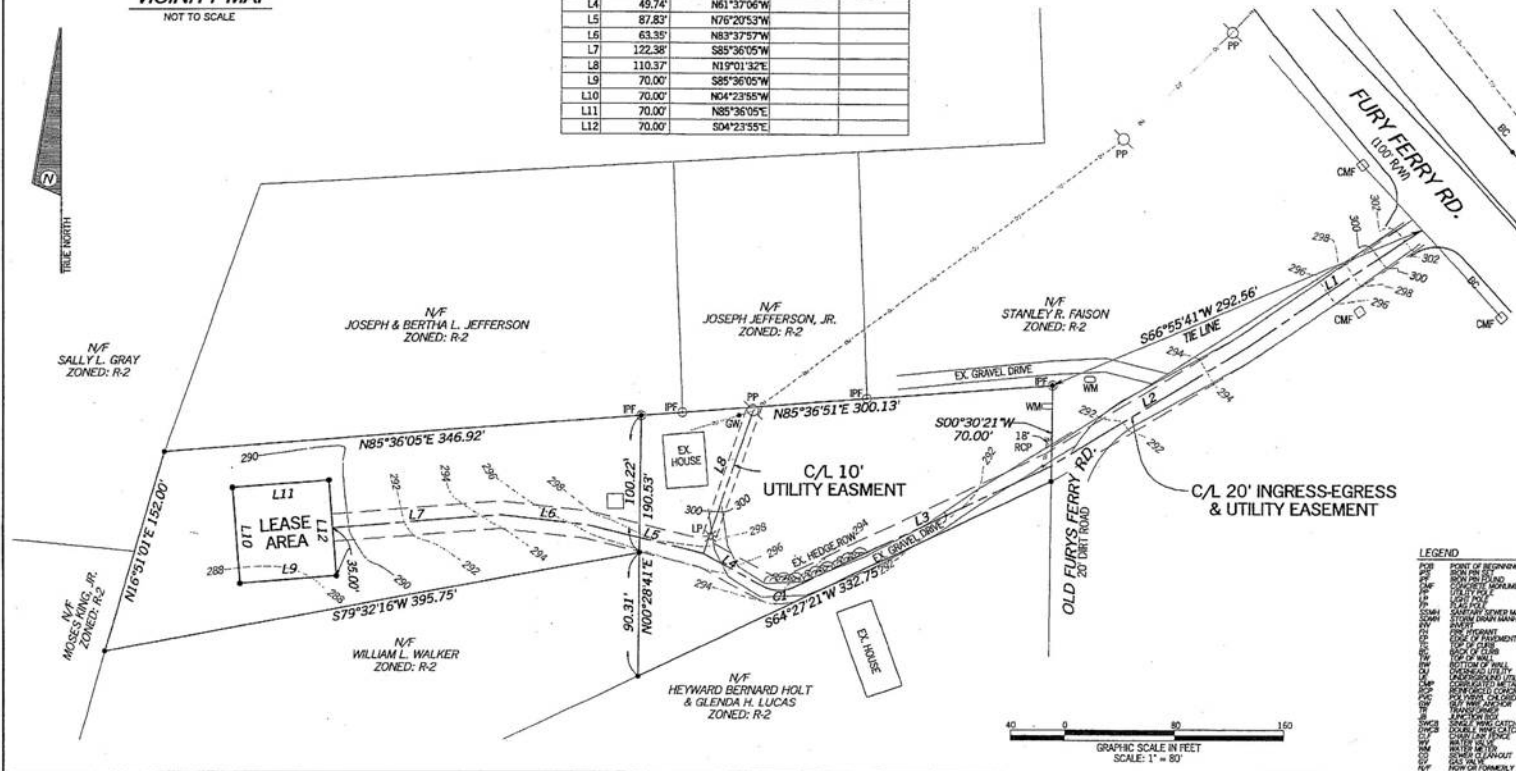
BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE FROM TRUE NORTH AND BASED ON A SOLAR OBSERVATION BY LOCAL HOUR ANGLE METHOD.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.J.R.M. COMMUNITY PANEL NO. 130059-0085 C DATED SEPTEMBER 20, 1995.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE

UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE	ARC	CHD BKG.	RADIUS	CHD.
L1	154.92	S55°46'40"W		
L2	165.86	S59°36'34"W		
L3	206.36	S54°27'21"W		
C1	23.53	N89°34'53"W	25.00'	22.67'
L4	49.74	N61°37'06"W		
L5	87.83	N76°20'53"W		
L6	63.35	N83°37'57"W		
L7	122.38	S85°36'05"W		
L8	110.37	N19°01'32"E		
L9	70.00	S85°36'05"W		
L10	70.00	N04°23'55"W		
L11	70.00	S85°36'05"E		
L12	70.00	N04°23'55"E		



OWNER: THE GOSPEL WATER BRANCH BAPTIST CHURCH

SITE ADDRESS: 3940 OLD FLORYS FERRY RD. EVANS, GA 31809

PARCEL IDS: D81A045 AND D81A045A

AREA: TAX PARCEL# 061A045A = 0.8942 ACRES.

TAX PARCELS UNBUNDLED - 1.0112 ACRES*

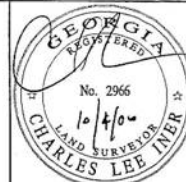
REFERENCE: FLAT BOOK 4 PAGE 199

LEASE AREA = 4,900 SQUARE FEET (0.1125 ACRES)

LATITUDE = 33°32'37.4" (NAD 83)

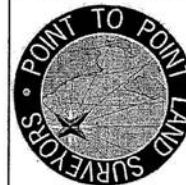
LONGITUDE = 82°05'19.7" (NAD 83)

ELEVATION AT CENTER OF LEASE AREA



NO.	DATE	REVISION

MEASUREMENT SURVEY PREPARED BY:
**POINT TO POINT
LAND SURVEYORS**
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:

T-Mobile®
T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SUITE 300
ATLANTA, GEORGIA 30328
Phone (770) 504-8980
Fax (770) 350-3049

'DENNIS ROAD'

SITE NO.
9AT0509

COLUMBIA COUNTY, GEORGIA

DRAWN BY: NRW	SHEET:
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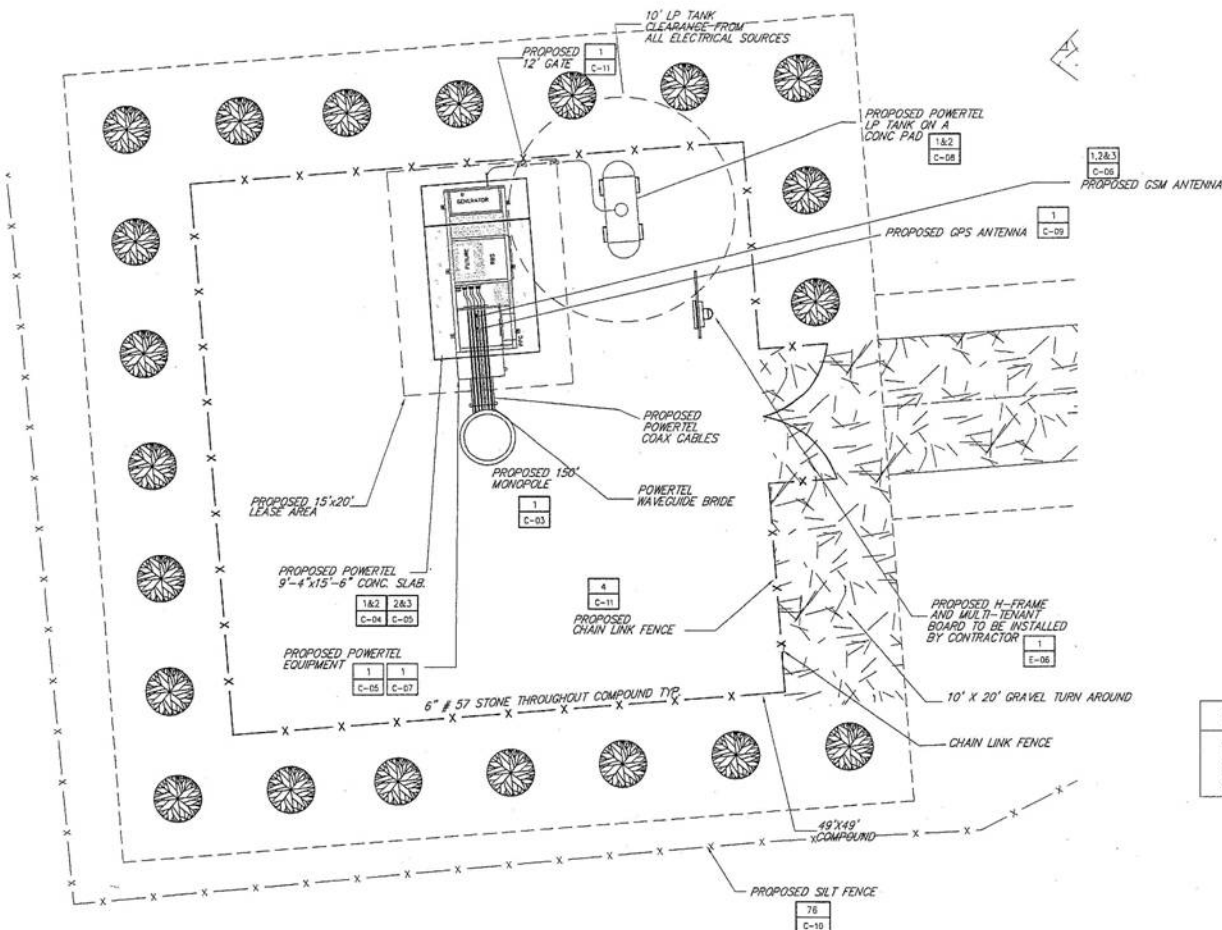
CHECKED BY: C. INER

APPROVED: C. M. CARR

DATE: 4 OCTOBER 2006

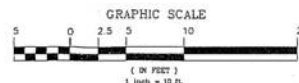
DOI-103 NO. 0005 555

SHEET:
1



70' x 70' LEASE AREA
SEE SURVEY PLAN
FOR DETAILS

BY CONTRACTOR



HANDICAP REQUIREMENTS

THE FACILITY IS UNMANNED & NOT
FOR HUMAN HABITATION. HANDICAP
ACCESS REQUIREMENTS NOT NEEDED.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING
ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE.
DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO
THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

NOTE

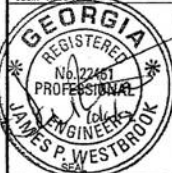
EXISTING TREES, LANDSCAPING, &
VEGETATION OUTSIDE OF COMPOUND
SHALL NOT BE DESTROYED OR
DISTURBED EXCEPT WITHIN THE
LIMITS OF CONSTRUCTION ONLY.

NO WATER OR SEWAGE DISPOSAL
REQUIRED FOR THIS SITE.

T-Mobile SOUTHLIC
Four Concourse Parkway
Suite 300
Atlanta, GA 30328
Office: 770-604-8980
Fax: 770-350-3049

James Westbrook Associates
4625 Alexander Drive - Suite 225
Alpharetta, GA 30022
770-753-9959 (Phone) 770-753-0356 (Fax)

REV	DATE	BY	DESCRIPTION
1	10/03/06	LSP	ISSUED FOR GAO
2	10/06/06	JPW	ISSUED FOR CONSTRUCTION
3			
4			
5			
6			
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18			
19			
20			



DENNIS ROAD
9AT0509F
703 FURYS FERRY ROAD
EVANS, GA 30809

ENLARGED
SITE PLAN

DRAWING NUMBER
C-02-1



REZONING

November 16, 2006

FILE: RZ 06-11-04

R-2 to S-1

Property Information	
Tax ID	Tax Map 081A Parcel 045
Location/address	3940 Old Fury's Ferry Road
Parcel Size	± 1.01 acre
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Undeveloped Residential
Future Land Use	Property is located within the Tier II Evans to Locks node
Request	S-1 (Special District)
Commission District	District 1 (Brown)
Recommendation	Approve with conditions

Summary and Recommendation

Gospel Waters Church, owner, and T-Mobile South, applicant, request the rezoning of a portion of property located at 3940 Old Fury's Ferry Road from R-2 to S-1 to allow for the construction of a wireless telecommunications facility and related facilities. The parcel in question is 1.01 acres. According to the Columbia County code of Ordinances, the S-1 zoning district has a minimum lot size of 20,000 square feet. Therefore, staff recommends that the request for rezoning be isolated to 20,000 square feet of the westernmost portion of the subject parcel. The remainder of the parcel, (approximately 24,046 square feet), would retain its R-2 zoning.

Although all of the adjoining properties are currently zoned R-2, there are T-R, P-1, S-1, and C-1 parcels within the immediate area. In addition, the property is located within the Tier II Evans to Locks node.

The applicant proposes a 150-foot tall monopole structure with related ground facilities. The monopole is designed to accommodate two other carriers, and the ground lease area is designed to handle those additional carriers. The applicant also proposes a six-foot high chain link fence with anti-climbing devices, and a ten-foot landscaped buffer around the ground facilities. Finally, the code of ordinances dictates that a 40-foot natural buffer, or a 20-foot structural buffer be provided between any S-1 property and an adjacent residential district.

Staff is in the process of developing a cell tower ordinance that is scheduled to go before the Board of Commissioners in December. The proposed ordinance has been developed with the help of the county attorney to meet the requirements of federal law, as well as to protect local aesthetic interests. If the current application were to be submitted after the adoption of the proposed code, the maximum height would be 110 feet. In addition, the proposed site, (adjacent to the Fury's Ferry CPOD), would also dictate that the tower be of a covert or stealth design. Accordingly, staff recommends that the applicant tower conform to these two requirements.



REZONING

November 16, 2006

FILE: RZ 06-11-04

R-2 to S-1

Staff recommends approval of the request with conditions, and with all staff comments to be included.

Interdepartmental Review

Conditions

Planning: The maximum height shall be limited to 110 feet, and the design must be of a covert or stealth design.

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. Portions of this property lie within the 100-year flood plain. All "A" zone property must be studied by an appropriate methodology to determine a BFE.
3. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
4. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Water & Sewer: The Applicant would be responsible for all costs to install a private water line from the right-of-way of Old Fury's Ferry Road.

Storm Water: Easements are required over all storm water infrastructure that are installed onsite.

Construction and Maintenance: Access to be approved by the County Engineering Department.

Comments

Water and Sewer: County water is available on a two inch line on Old Fury's Ferry Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are currently no plans for future sewer expansion.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Health Department: Should have county sewer.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Sheriff: No comments received.



REZONING

November 16, 2006

FILE: RZ 06-11-04

R-2 to S-1

Green space: This property is not located in a targeted area for green space. There are green space program lands in the area in the Reed Creek Acquisitions.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The S-1 request will not adversely affect the existing use or usability of adjacent or nearby property,
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The S-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for single-family residential use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is not reflected in existing zoning of nearby properties; however, with limited heights and a covert design, the effect on surrounding properties is minimized.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.



Text Amendment

Section 90-97

The proposed amendment to the zoning code, if approved, would add an item #81, labeled “wireless telecommunications facilities” to the table of permitted uses contained in Section 90-97. The proposed change is in concert with the telecommunications ordinance that is now under review by the Board of Commissioners and has been reviewed and recommended by the office of the county attorney. Staff recommends that addition of the proposed line item 81 for wireless telecommunication devices as a permitted use in the S-1 zoning district only. Currently, there is some discrepancy as to the definition of such devices and whether or not they are a permitted use in zoning districts other than the S-1, (see items 54 and 55), labeled public utility stations and public services, and public utility stations and public services , respectively. This action will clarify where wireless telecommunications facilities, (cell towers), are allowed, and will be considered by the Board of Commissioners in conjunction with the proposed Cell Tower Ordinance.

		C-1	C-C	C-2	C-3	M-1	M-2	P-1	S-1	PDD	ETCO	ETCOD
(81)	Wireless Communications Facilities	--	--	--	--	--	--	--	P	--	--	--

Summary and Recommendation

Add line item # 81 labeled Wireless telecommunication facilities, to be allowed as a permitted use in the S-1 zoning district. Said use would not be an allowable use in any other zoning district.